

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dalestorth Street,  
Sutton-In-Ashfield, NG17

222540505

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Dalestorth Street, Sutton-In-Ashfield, NG17

Get instant cash flow of **£544** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£936** which would provide the investor a Gross Yield of **12.3%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

Don't miss out on this fantastic investment opportunity...



Dalestorth Street,  
Sutton-In-Ashfield, NG17

222540505



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £544**

**Market Rent: £936**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of £91,000.

## ASSUMED PURCHASE PRICE

£ 91,000

SDLT Charge	£4,550
Legal Fees	£1,000
Total Investment	£96,550

# Projected Investment Return



The monthly rent of this property is currently set at £544 per calendar month but the potential market rent is

£ 936

Returns Based on Rental Income	£544	£936
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£54.40	£93.60
<b>Total Monthly Costs</b>	<b>£69.40</b>	<b>£108.60</b>
<b>Monthly Net Income</b>	<b>£474.60</b>	<b>£827.40</b>
<b>Annual Net Income</b>	<b>£5,695.20</b>	<b>£9,928.80</b>
<b>Net Return</b>	<b>5.90%</b>	<b>10.28%</b>

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



# Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income      **£8,057**  
Adjusted To

Net Return                      **8.34%**



# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £120,000.



£120,000

## 2 bedroom terraced house for sale

+ Add to report

Dalestorth st, Sutton in Ashfield, NG17

NO LONGER ADVERTISED

Marketed from 13 Jan 2023 to 28 Aug 2024 (593 days) by Purplebricks, covering Nottingham



£110,000

## 2 bedroom terraced house for sale

+ Add to report

Dalestorth Street, Sutton-in-Ashfield, Nottinghamshire, NG17

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Apr 2025 to 7 Aug 2025 (106 days) by Bairstow Eves, Sutton in Ashfield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £940 based on the analysis carried out by our letting team at **Let Property Management**.



£940 pcm

## 2 bedroom semi-detached house

St Andrews Heights, Sutton in Ashfield, NG17

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Sep 2024 to 19 Sep 2024 by Ascend, Wolverhampton

+ Add to report



£925 pcm

## 2 bedroom house

Rothwell Close, Sutton In Ashfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Nov 2023 to 6 Dec 2023 (33 days) by Ascend, Wolverhampton

+ Add to report


# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **14 years+**

 Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Dalestorth Street, Sutton-In-Ashfield, NG17

PROPERTY ID: 222540505

Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



**LETPROPERTY**