

LET PROPERTY PACK

INVESTMENT INFORMATION

Spring Street, Derby DE22

228734103

 www.letproperty.co.uk





Property Description

Our latest listing is in Spring Street, Derby DE22

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **15.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



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



Returns Based on Rental Income	£1,500
Mortgage Payments on £90,000.00 @ 5%	£375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£150.00
Total Monthly Costs	£540.00
Monthly Net Income	£960.00
Annual Net Income	£11,520.00
Net Return	31.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,520.00**
Adjusted To

Net Return **23.03%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£9,720.00**
Adjusted To

Net Return **26.27%**

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 £165,000.



£165,000

3 bedroom semi-detached house for sale

Burnage Court, Pelham Street

CURRENTLY ADVERTISED

SOLD STC

Marketed from 21 May 2026 by Hannells Estate Agents, Allestree

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

3 bedroom terraced house

Wolfa Street, Derby, City Centre, DE22

NO LONGER ADVERTISED

Marketed from 20 May 2026 to 15 Jun 2026 (25 days) by Nicholas Humphreys, Derby



£1,150 pcm

3 bedroom house

Warner Street

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jun 2026 to 10 Aug 2026 (46 days) by Ashley Adams Lettings, Derby



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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.



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