

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

John Street, Chesterfield,
S40

228066128





PROPERTY DESCRIPTION

Our latest listing is in John Street, Chesterfield, S40

Rent currently agreed with tenant of **£550** per calendar month which calculates to a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£687** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



John Street, Chesterfield,
S40

228066128

Property Key Features

2 Bedrooms

1 Bathroom

Private rear garden

Spacious lounge

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

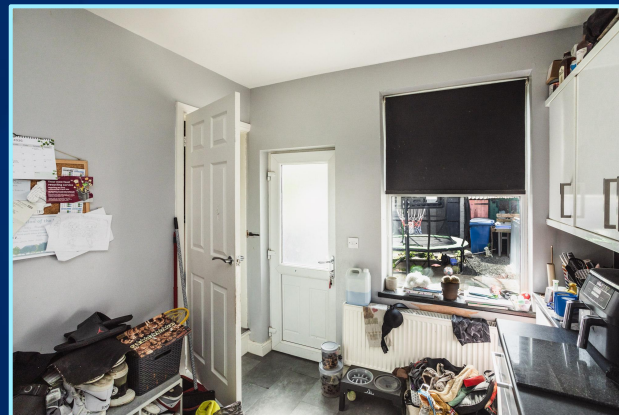
Current Rent: £550

Market Rent: £687

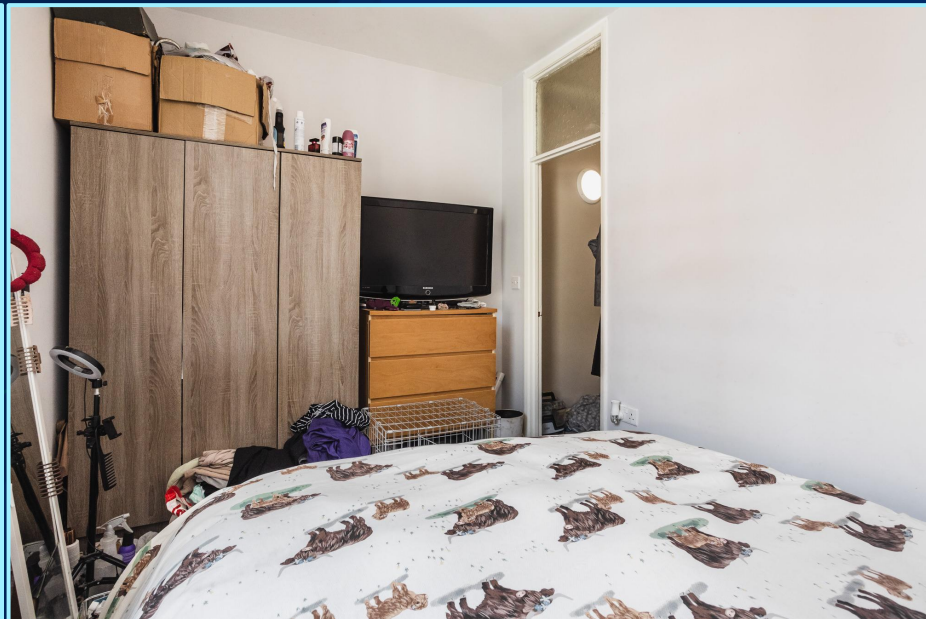
Lounge



Kitchen



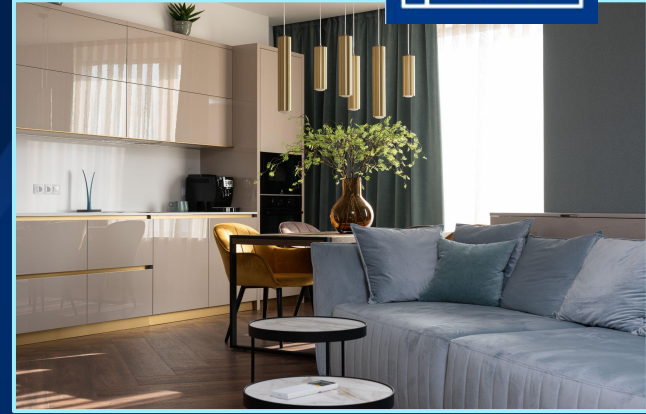
Bedrooms



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£120,750

10% Deposit (£5,000 Minimum) **£12,075**

Buyers Premium **£6,000**

Paid On Accepted Bid **£18,075**

Purchase Balance **£108,675**

SDLT Charge **£6,038**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£115,713**

Your total all in costs would be ~£115,713 after taxes and fees based on a purchase price of £120,750. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £210,000.



£210,000

2 bedroom terraced house for sale

+ Add to report

Alexandra Road West, Chesterfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Dec 2025 to 29 May 2026 (156 days) by William H. Brown, Chesterfield

Guide Price - £210,000 - £220,000 | Council Tax Band A | Beautifully Appointed Throughout | P...



£200,000

2 bedroom end of terrace house for sale

+ Add to report

Welshpool Place, Brampton, Chesterfield, S40 1EB

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jul 2025 to 16 Jan 2026 (195 days) by Dales & Peaks, Chesterfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our lettings team.



£995 pcm

2 bedroom end of terrace house

+ Add to report

Chatsworth Road, Chesterfield, Derbyshire, S40

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jan 2025 to 6 Feb 2025 (21 days) by Roy Peters, Chesterfield

Exceptional property | Fully refurbished | All brand new and in excellent order | Fitted kitchen ...



£875 pcm

2 bedroom terraced house

+ Add to report

Sterland Street, Chesterfield, S40

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 May 2025 to 24 Jun 2025 (52 days) by Redbrik Lettings, Covering Chesterfield & Sheffield



John Street, Chesterfield, S40

PROPERTY ID: 228066128

Interested in this
property investment?

Call us on
0161 394 2637

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