

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street, Newton
Alfreton, DE55

225164289

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street, Newton Alfreton, DE55

This property has a potential to rent for **£5,500** which would provide the investor a Gross Yield of **12.8%** 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..



Main Street, Newton
Alfreton, DE55

225164289



Property Key Features

Commercial Unit - Airbnb

Multiple Three-Piece Bathrooms

Spacious Lounges

Well-Maintained Bedrooms

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £5,500

Lounge



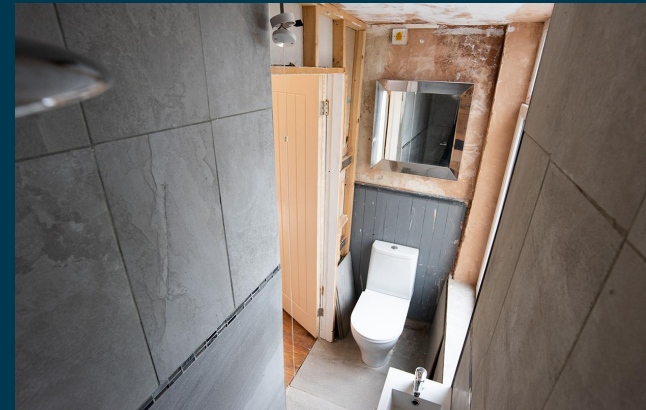
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £517,000.00 and borrowing of £387,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 517,000.00

| | |
|------------------|-------------|
| 25% Deposit | £129,250.00 |
| SDLT Charge | £41,700 |
| Legal Fees | £1,000.00 |
| Total Investment | £171,950.00 |

Projected Investment Return



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



| | |
|---------------------------------------|-------------------|
| Returns Based on Rental Income | £5,500 |
| Mortgage Payments on £387,750.00 @ 5% | £1,615.63 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | Freehold |
| Letting Fees | £550.00 |
| Total Monthly Costs | £2,180.63 |
| Monthly Net Income | £3,319.38 |
| Annual Net Income | £39,832.50 |
| Net Return | 23.17% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£28,832.50**
Adjusted To

Net Return **16.77%**

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

Annual Net Income **£32,077.50**
Adjusted To

Net Return **18.66%**

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 £500,000.



£500,000

9 bedroom semi-detached house for sale

Main Street, Alfreton, DE55

CURRENTLY ADVERTISED

Marketed from 19 Jan 2026 by Purplebricks, covering Derby

+ Add to report



£500,000

5 bedroom detached house for sale

Alfreton Road, Newton, Alfreton

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Sep 2025 by BuckleyBrown, Mansfield

+ Add to rep



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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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