

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

John Street, Chesterfield,
S40 1DF

228066128





PROPERTY DESCRIPTION

Our latest listing is in John Street, Chesterfield, S40 1DF

Get instant cash flow of **£550** per calendar month with 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 market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



John Street, Chesterfield,
S40 1DF

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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

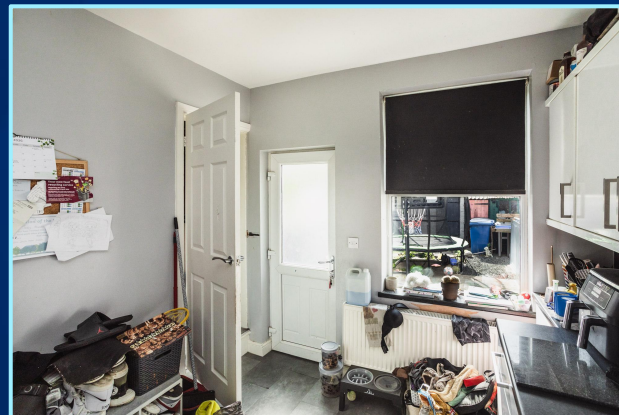
Current Rent: £550

Market Rent: £687

Lounge



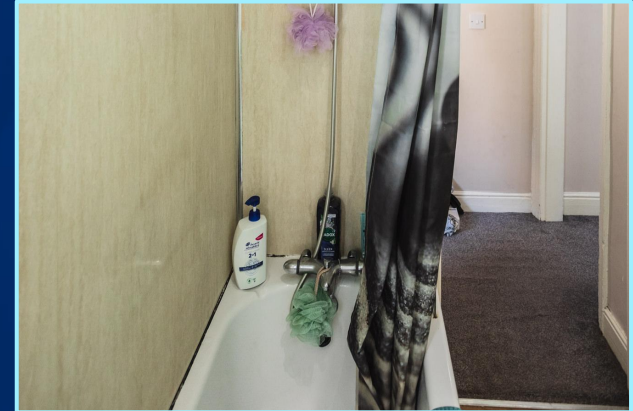
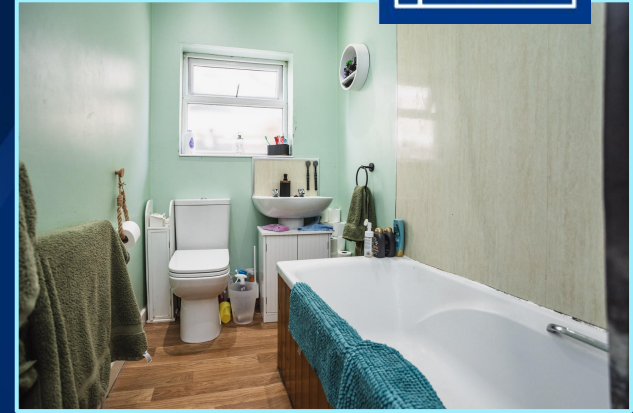
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



Our industry leading letting agency can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

687

Returns Based on Rental Income	£550	£687
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£68.70
Total Monthly Costs	£448.13	£461.83
Monthly Net Income	£101.88	£225.18
Annual Net Income	£1,222.50	£2,702.10
Net Return	3.28%	7.24%

Return **Stress Test** Analysis Report



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

Annual Net Income
Adjusted To **£1,328.10**

Net Return **3.56%**

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

Annual Net Income
Adjusted To **£887.10**

Net Return **2.38%**

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 £140,000.



£140,000

2 bedroom end of terrace house for sale

+ Add to report

Sterland Street, Chesterfield, Derbyshire, S40

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Mar 2026 by Frank Innes, Chesterfield



£135,000

2 bedroom semi-detached house for sale

+ Add to report

Hope Street, Brampton, Chesterfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jul 2024 to 4 Nov 2024 (123 days) by Wilkins Vardy Residential, Chesterfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our lettings team.



£750 pcm

2 bedroom house

+ Add to report

Alma Street West, Brampton, Chesterfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Sep 2025 to 9 Dec 2025 (76 days) by Lime Living Ltd, Chesterfield



£750 pcm

2 bedroom terraced house

+ Add to report

John Street, Brampton, Chesterfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 May 2024 to 19 Jun 2024 (39 days) by Dales & Peaks, Chesterfield

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**



Current term of tenancy: **Moved within the last 2 years**



Standard Tenancy Agreement In Place: **Yes**



Payment history:
On time for length of tenancy



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and their solicitor. All information must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted.



Interested in this
property investment?

Call us on
0141 478 0985

John Street, Chesterfield, S40 1DF

PROPERTY ID: 228066128

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.