

LET PROPERTY PACK

INVESTMENT INFORMATION

George Street, Riddings,
Alfreton, DE55 4BH

227175686

 www.letproperty.co.uk





Property Description

Our latest listing is in George Street, Riddings, Alfreton, DE55 4BH

Get instant cash flow of **£875** per calendar month with a **9.1%** Gross Yield for investors.

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...



George Street, Riddings,
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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £875

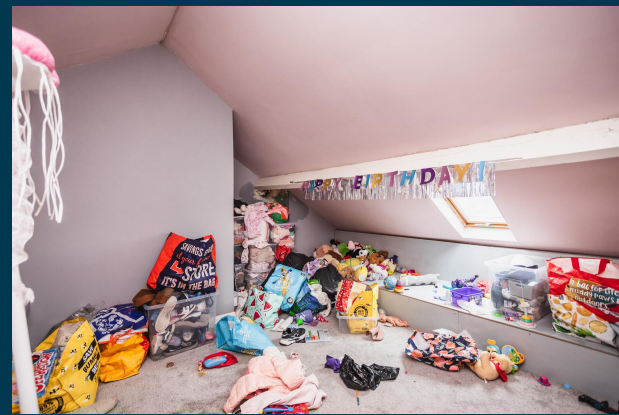
Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 115,000

SDLT Charge **£5,750**

Legal Fees **£1,000**

Total Investment **£121,750**

Projected Investment Return



The monthly rent of this property is currently set at £875.00 per calendar month is

£ 875

Returns Based on Rental Income	£875.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£87.50
Total Monthly Costs	£102.50
Monthly Net Income	£772.50
Annual Net Income	£9,270.00
Net Return	7.61%

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 **£7,520**
Adjusted To

Net Return **6.18%**



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 £130,000.



£130,000

2 bedroom terraced house for sale

+ Add to report

George Street, Riddings

NO LONGER ADVERTISED

Marketed from 19 Feb 2025 to 20 Jun 2025 (120 days) by Woodward Estate Agents, Ripley



£115,000

2 bedroom terraced house for sale

+ Add to report

George Street, Riddings, Alfreton

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Mar 2024 to 19 Dec 2024 (287 days) by Matthew Thomas Residential, Ripley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom semi-detached house

+ Add to report

Melton Court, Riddings, ALFRETON

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Apr 2024 to 3 Jun 2024 (45 days) by Burchell Edwards Lettings, Ripley



£895 pcm

2 bedroom semi-detached house

+ Add to report

Cantley Road, Riddings, Alfreton

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Oct 2025 to 15 Dec 2025 (68 days) by Boxall Brown & Jones, Derby

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: **Moved within the last 2 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.



www.letproperty.co.uk

George Street, Riddings, Alferton, DE55
4BH

PROPERTY ID: 12345678

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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