

LET PROPERTY PACK

INVESTMENT INFORMATION

Bawtry Road, Doncaster,
DN4

226669820

 www.letproperty.co.uk





Property Description

Our latest listing is in Bawtry Road, Doncaster, DN4

Get instant cash flow of **£600** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **12.5%** 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...



Bawtry Road, Doncaster,
DN4

226669820



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Spaces

Fitted Kitchen

Factor Fees: £200.00 pm

Ground Rent: £10.00 pm

Lease Length: 977 years

Current Rent: £600

Market Rent: £800

Lounge



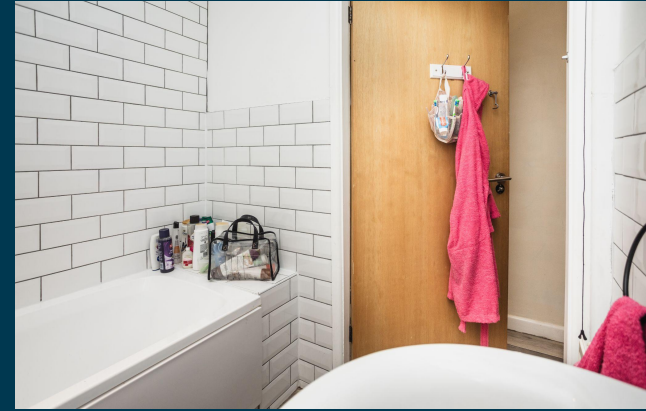
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £77,000.00 and borrowing of £57,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 77,000.00

25% Deposit	£19,250.00
SDLT Charge	£3,850
Legal Fees	£1,000.00
Total Investment	£24,100.00

Projected Investment Return



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



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£600	£800
Mortgage Payments on £57,750.00 @ 5%	£240.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	£10.00	
Letting Fees	£60.00	£80.00
Total Monthly Costs	£525.63	£545.63
Monthly Net Income	£74.38	£254.38
Annual Net Income	£892.50	£3,052.50
Net Return	3.70%	12.67%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,452.50**
Adjusted To

Net Return **6.03%**

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

Annual Net Income **£2,017.50**
Adjusted To

Net Return **8.37%**

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 £103,000.



£103,000

2 bedroom flat for sale

[+ Add to report](#)

Edgar House, Bessacarr, Doncaster, DN4

NO LONGER ADVERTISED

Marketed from 13 Sep 2024 to 13 Sep 2024 by Northwood, Goole



£100,000

2 bedroom apartment for sale

[+ Add to report](#)

Bawtry Road, Doncaster, DN4 7AW

NO LONGER ADVERTISED

Marketed from 15 Sep 2023 to 20 May 2024 (248 days) by Preston Baker, Doncaster

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom apartment

Milestone Court, Bessacarr, Doncaster, DN4

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Sep 2024 to 10 Dec 2024 (78 days) by The Property Hive, Bessacarr

+ Add to report



£850 pcm

2 bedroom flat

Bawtry Road, Doncaster, South Yorkshire, DN4

NO LONGER ADVERTISED

Marketed from 5 Sep 2025 to 29 Sep 2025 (24 days) by EBC Properties, Sheffield

+ Add to report

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 in 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.



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226669820

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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