

LET PROPERTY PACK

INVESTMENT INFORMATION

Nottingham Road, Derby,
DE21

227670200

 www.letproperty.co.uk





Property Description

Our latest listing is in Nottingham Road, Derby, DE21

Get instant cash flow of **£1,785** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£3,546** which would provide the investor a Gross Yield of **16.5%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



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DE21

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Property Key Features

5 Bedrooms

6 Bathrooms

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,785

Market Rent: £3,546

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £258,000.00 and borrowing of £193,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 258,000.00

25% Deposit	£64,500.00
SDLT Charge	£15,800
Legal Fees	£1,000.00
Total Investment	£81,300.00

Projected Investment Return



The monthly rent of this property is currently set at £1,785 per calendar month but the potential market rent is

£ 3,546



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



Returns Based on Rental Income	£1,785	£3,546
Mortgage Payments on £193,500.00 @ 5%	£806.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£178.50	£354.60
Total Monthly Costs	£999.75	£1,175.85
Monthly Net Income	£785.25	£2,370.15
Annual Net Income	£9,423.00	£28,441.80
Net Return	11.59%	34.98%

Return **Stress Test** Analysis Report



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

Annual Net Income **£21,349.80**
Adjusted To

Net Return **26.26%**

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

Annual Net Income **£24,571.80**
Adjusted To

Net Return **30.22%**

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 £297,000.



£297,000

5 bedroom house of multiple occupation for sale

Melbourne Street, Derby, Derbyshire, DE1

CURRENTLY ADVERTISED

Marketed from 10 Apr 2026 by Ibbotson Estates, Derby

+ Add to report



£290,000

5 bedroom semi-detached house for sale

Moncrieff Crescent, Chaddesden

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Feb 2026 by Hannells Estate Agents, Chaddesden

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,500 based on the analysis carried out by our letting team at **Let Property Management**.



£4,500 pcm

5 bedroom detached house

Executive Property, Coney Grey, South Drive, Derby

CURRENTLY ADVERTISED

LET AGREED

Marketed from 11 May 2026 by Fletcher & Company, Duffield

+ Add to report



£3,142 pcm

5 bedroom semi-detached house

North Parade, Derby

NO LONGER ADVERTISED

Marketed from 14 May 2026 to 18 May 2026 (3 days) by Attain Properties, Derby

+ 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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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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