LET PROPERTY PACK

INVESTMENT INFORMATION

School Street, Swadlincote,
DE11

229317622

www.letproperty.co.uk





Property Description

Our latest listing is in School Street, Swadlincote, DE11

Get instant cash flow of **£900** per calendar month with a **10.3%** 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...



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Swadlincote, DE11

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £900

Lounge







Kitchen





Bedrooms





Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	**£26,250.00**
SDLT Charge	**£5,250**
Legal Fees	**£1,000.00**
Total Investment	**£32,500.00**

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month

Returns Based on Rental Income	£900
Mortgage Payments on £78,750.00 @ 5%	£328.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£90.00
Total Monthly Costs	£433.13
Monthly Net Income	£466.88
Annual Net Income	£5,602.50
Net Return	17.24%

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 Adjusted To	**£3,802.50**
Net Return	**11.70%**

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

Annual Net Income Adjusted To	**£4,027.50**
Net Return	**12.39%**

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 £110,000.



£110,000

1 bedroom flat for sale

+ Add to report

Donington Drive, Woodville, DE11

NO LONGER ADVERTISED SOLD STC

Marketed from 23 Jul 2026 to 7 Aug 2026 (15 days) by Newton Fallowell, Burton on Trent



£110,000

1 bedroom town house for sale

+ Add to report

St. Martins Close, Swadlincote, DE11

NO LONGER ADVERTISED SOLD STC

Marketed from 28 May 2020 to 13 Nov 2020 (168 days) by Purplebricks, covering Central England

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

1 bedroom apartment

+ Add to report

Wychnor, Burton-on-Trent, Staffordshire, DE13

NO LONGER ADVERTISED

Marketed from 5 Nov 2024 to 13 Nov 2024 (7 days) by Wilkins Estate Agents, Tamworth



£900 pcm

1 bedroom apartment

+ Add to report

Osmaston Road, Derby

NO LONGER ADVERTISED

Marketed from 6 Mar 2026 to 22 Jul 2026 (138 days) by Bagshaws Residential - Lettings, 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.



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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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