TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Iron Gate, Derby, DE1 3GA



215728762

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Iron Gate, Derby, DE1 3GA

Rent currently agreed with tenant of **£3,806** per calendar month which calculates to a **13.9%** Gross Yield for investors.

This property has a potential to rent for **£4,178** which would provide the investor a Gross Yield of **15.3%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Iron Gate, Derby, DE1 3GA

215728762

Property Key Features

- Portfolio of 6 Studio Flats
- 6 Bathrooms
- Compact Living Space
- Easy Access to Local Amenities
- Factor Fees: In Legal Pack
- Ground Rent: In Legal Pack
- Lease Length: In Legal Pack
- Current Rent: £3,806
- Market Rent: £4,178

Living Space







Living Space







Kitchen



Bathroom





Exterior


TOGETHER
WE
THRIVE
IRON GATE STUDIOS
ashley adams
SALES
LETTINGS
MORTGAGES
CONVEYANCING
NIGHTINGALE
QUARTER
UNDER OFFER
DB




IRON GATE STUDIOS
ashley adams
NIGHTINGALE
TO LET
DB

Purchase Outlay

ASSUMED PURCHASE PRICE

£328,000

10% Deposit (£5,000 Minimum)	**£32,800**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£38,800**
Purchase Balance	**£295,200**
SDLT Charge	**£22,800**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£319,000**

Your total all in costs would be ~£319,000 after taxes and fees based on a purchase price of £328,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £475,000.



6 bedroom apartment for sale

+ Add to report

Iron Gate, Derby, DE1

NO LONGER ADVERTISED

Marketed from 3 Apr 2023 to 10 Nov 2023 (221 days) by Fairview Estates, Nottingham

£475,000



8 bedroom end of terrace house for sale

+ Add to report

43 Wardwick, Derby DE1 1HJ

CURRENTLY ADVERTISED

Marketed from 10 Mar 2025 by SDL Property Auctions, Nationwide

£295,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £4,507 based on the analysis carried out by our lettings team.



£4,507 pcm

8 bedroom terraced house

+ Add to report

Wardwick, Derby, Derbyshire, DE1

NO LONGER ADVERTISED

Marketed from 9 Jun 2022 to 15 Apr 2024 (676 days) by Key Properties, Derby



£3,510 pcm

6 bedroom apartment

+ Add to report

Sadler Gate, Derby, Derbyshire, DE1

CURRENTLY ADVERTISED

Marketed from 1 Sep 2021 by Key Properties, Derby

Tenanted Property Auctions



Iron Gate, Derby, DE1 3GA

PROPERTY ID: 215728762

Interested in this **property investment?**

Call us on **0161 394 2637**

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.