

LET PROPERTY PACK

INVESTMENT INFORMATION

Briar Road, Doncaster,
DN6

210501690

 www.letproperty.co.uk





Property Description

Our latest listing is in Briar Road, Doncaster, DN6

Get instant cash flow of **£530** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Briar Road, Doncaster,
DN6

210501690



Property Key Features

3 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £530

Market Rent: £800

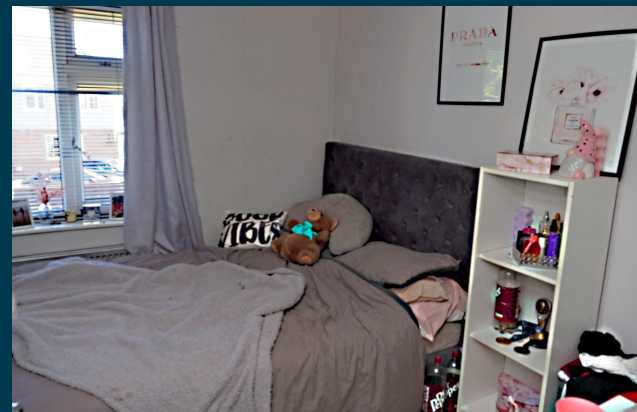
Lounge



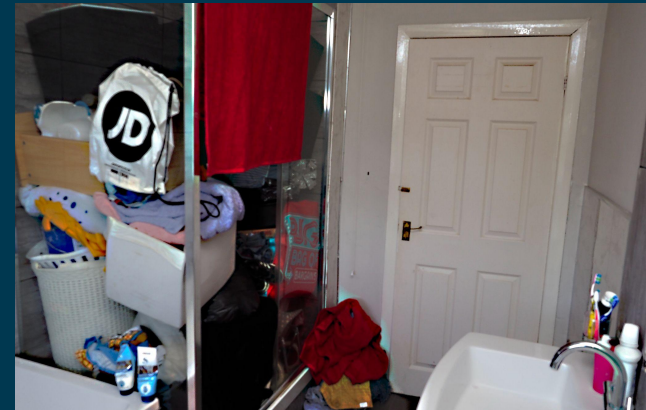
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 6%	£7,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£39,750.00

Projected Investment Return



The monthly rent of this property is currently set at £530 per calendar month but the potential market rent is

£ 800



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£530	£800
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£53.00	£80.00
Total Monthly Costs	£458.63	£485.63
Monthly Net Income	£71.38	£314.38
Annual Net Income	£856.50	£3,772.50
Net Return	2.15%	9.49%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,172.50**
Adjusted To

Net Return **5.47%**

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


Annual Net Income **£1,897.50**
Adjusted To

Net Return **4.77%**

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 £145,000.



3 bedroom end of terrace house for sale [+ Add to report](#)

Poplar Road, Skellow, Doncaster, South Yorkshire, DN6

NO LONGER ADVERTISED


Marketed from 11 Apr 2024 to 15 Apr 2024 (4 days) by Your Move, Doncaster

End Terraced House | Three Bedrooms | Lounge With Conservatory | Modern Fitted Kitchen | Epc Ratl...

Sold price history: [View](#)

Floor plan: [View](#)

£145,000



3 bedroom end of terrace house for sale [+ Add to report](#)

Poplar Road, Skellow, Doncaster

NO LONGER ADVERTISED

Marketed from 2 Aug 2023 to 9 Jan 2024 (160 days) by William H. Brown, Doncaster

GUIDE PRICE £145,000-£155,000 | THREE BEDROOM END TERRACED FAMILY HOME | SPACIOUS LOUNGE | BREAKF...

Sold price history: [View](#)

Floor plan: [View](#)

£145,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom detached bungalow

+ Add to report

Crossfield Drive, Skellow

NO LONGER ADVERTISED LET AGREED

Marketed from 3 Mar 2023 to 4 Apr 2023 (32 days) by Blundells, Doncaster

Zero Deposit Guarantee Available | Extended lounge | Newly decorated & newly carpeted throughout ...



£800 pcm

3 bedroom semi-detached house

+ Add to report

Charles Street, Carcroft, Doncaster, DN6

NO LONGER ADVERTISED LET AGREED

Marketed from 21 Oct 2022 to 1 Dec 2022 (40 days) by Number 1 Letting Ltd, Pontefract

Carcroft, Doncaster | 3 Bedrooms | 1 Bathroom | Excellent Commuting Links | Close To Local Amenit...






Floor plan:

[View](#)

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Current term of tenancy: **5 years +**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

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.



Briar Road, Doncaster, DN6

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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