

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Northview, Burton Road,  
Derby, DE23 6FS

212259989

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Northview, Burton Road, Derby, DE23 6FS

Get instant cash flow of **£675** per calendar month with a **5.0%** Gross Yield for investors.

**With great potential returns and located within a prime rental location in Derby, it will make for a reliable long term investment for an investor.**

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



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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Spacious Room**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

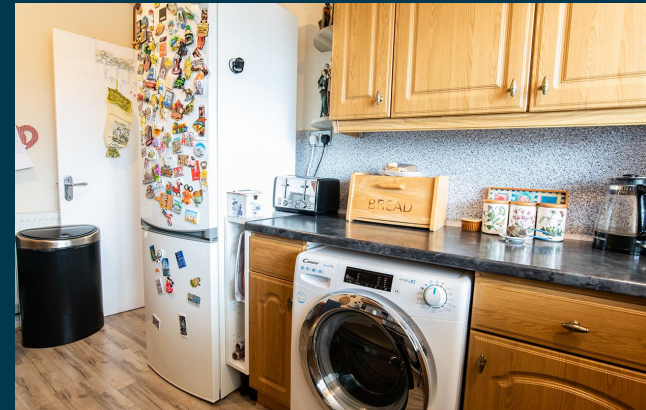
**Current Rent: £675**



# Lounge

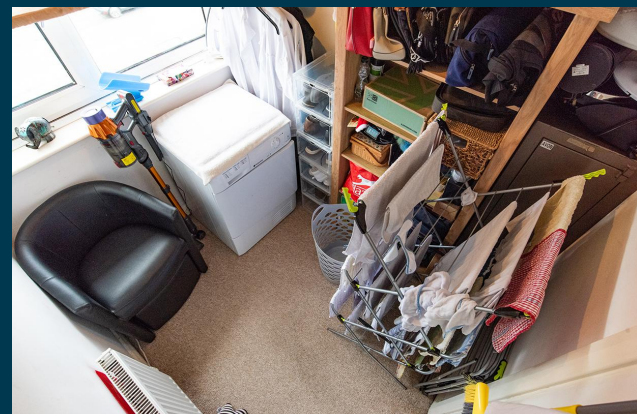


# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£4,830
Legal Fees	£1,000.00
Total Investment	£46,080.00

# Projected Investment Return



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.



<b>Returns Based on Rental Income</b>	<b>£675</b>
Mortgage Payments on £120,750.00 @ 5%	<b>£503.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£67.50</b>
<b>Total Monthly Costs</b>	<b>£585.63</b>
<b>Monthly Net Income</b>	<b>£89.38</b>
<b>Annual Net Income</b>	<b>£1,072.50</b>
<b>Net Return</b>	<b>2.33%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£277.50**

Net Return **-0.60%**

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


Annual Net Income Adjusted To **-£1,342.50**

Net Return **-2.91%**

# 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 £190,000.



### 3 bedroom flat for sale


Belper Road, Derby

**NO LONGER ADVERTISED**

Marketed from 7 Sep 2022 to 5 Oct 2023 (392 days) by Bagshaws Residential, Derby

First Floor Apartment | Lounge | Fitted Kitchen | Master Bedroom with En-Suite Shower Room | Ba...

**£190,000**



[View floor plan](#)

**Sold price history:** [View](#)

18/07/2024	£170,000
24/08/2011	£140,000
10/02/2006	£168,950

**EPC:** [View](#)

(Approx.) Sqft: **982 sq ft** Price (£) per sqft: **£173.19**

[+ Add to report](#)



### 3 bedroom apartment for sale

1A Belper Road, Derby, Derbyshire

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 8 Feb 2019 to 19 Jul 2024 (1988 days) by Leaders Sales, Derby

First Floor Duplex Apartment | Three Bedrooms | En-Suite Shower Room | Spacious Lounge | Council

**£190,000**

[+ Add to report](#)



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 3 bedroom flat share

+ Add to report

Charnwood Street, Derby, Derbyshire, DE1

NO LONGER ADVERTISED LET AGREED

Marketed from 10 May 2024 to 24 Jun 2024 (44 days) by TMS Management Solutions Ltd, Derby

RENOVATED FLAT SHARE | ONE Double Bedroom AVAILABLE | Communal Modern Kitchen with Appliances | S...



£700 pcm

## 3 bedroom flat

+ Add to report

Keble Close, DERBY

NO LONGER ADVERTISED LET AGREED

Marketed from 15 Dec 2023 to 29 Jan 2024 (45 days) by Ashley Adams Lettings, Derby

Frist Floor Maisonette - Three Bedrooms - Off Street Parking - Close to London Road Hospital & Ci...

💡 EPC:

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**

 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 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.



**LETPROPERTY**