

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Margarets Road,
Doncaster, DN4

212845417

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Margarets Road, Doncaster, DN4

Get instant cash flow of **£700** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£762** which would provide the investor a Gross Yield of **5.3%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



St. Margarets Road,
Doncaster, DN4

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: freehold

Ground Rent: freehold

Lease Length: freehold

Current Rent: £700

Market Rent: £762

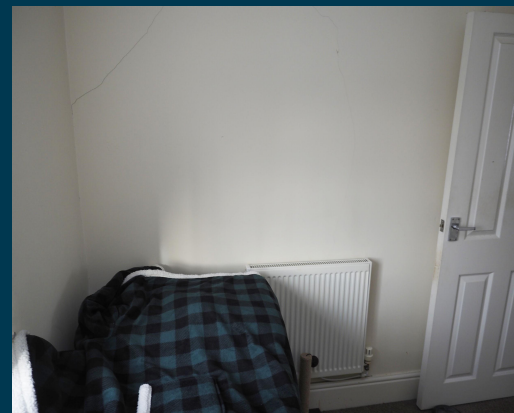
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

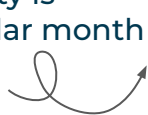
£ 173,000.00

| | |
|------------------|------------|
| 25% Deposit | £43,250.00 |
| SDLT Charge | £5,190 |
| Legal Fees | £1,000.00 |
| Total Investment | £49,440.00 |

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is



£ 762

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 | £700 | £762 |
|---------------------------------------|-----------------|------------------|
| Mortgage Payments on £129,750.00 @ 5% | £540.63 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | freehold | |
| Ground Rent | freehold | |
| Letting Fees | £70.00 | £76.20 |
| Total Monthly Costs | £625.63 | £631.83 |
| Monthly Net Income | £74.38 | £130.18 |
| Annual Net Income | £892.50 | £1,562.10 |
| Net Return | 1.81% | 3.16% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£38.10**
Adjusted To

Net Return **0.08%**

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

Annual Net Income **-£1,032.90**
Adjusted To

Net Return **-2.09%**

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 £160,000.



£160,000

3 bedroom semi-detached house for sale

+ Add to r

St. Margarets Road, Belle Vue, DONCASTER

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jun 2024 to 29 Oct 2024 (123 days) by William H. Brown, Doncaster



£160,000

3 bedroom semi-detached house for sale

+ Add to repc

St. Margarets Road, Belle Vue, Doncaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Feb 2023 to 10 Jul 2023 (137 days) by William H. Brown, Doncaster

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom semi-detached house

+ Add to report

Town End Drive, DONCASTER

NO LONGER ADVERTISED

Marketed from 14 Feb 2024 to 8 Apr 2024 (53 days) by William H. Brown Lettings, Doncaster



£1,300 pcm

3 bedroom detached house

+ Add to report

Blackberry Road, Doncaster, DN4

NO LONGER ADVERTISED

Marketed from 27 Sep 2023 to 15 Nov 2023 (48 days) by OpenRent, London

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 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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