

LET PROPERTY PACK

INVESTMENT INFORMATION

Harcourt Street, Derby, DE1

213354846

 www.letproperty.co.uk





Property Description

Our latest listing is in Harcourt Street, Derby, DE1.

Get instant cash flow of **£850** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£867** which would provide the investor a Gross Yield of **5.7%** 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 be a rewarding addition to an investor portfolio.

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



Harcourt Street, Derby,
DE1

213354846



Property Key Features

3 bedroom

1 bathroom

Easy Access to Local Amenities

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £850

Market Rent: £867

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £181,000.00 and borrowing of £135,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 181,000.00

25% Deposit	£45,250.00
SDLT Charge	£5,430
Legal Fees	£1,000.00
Total Investment	£51,680.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 867

Returns Based on Rental Income	£850	£867
Mortgage Payments on £135,750.00 @ 5%	£565.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£85.00	£86.70
Total Monthly Costs	£665.63	£667.33
Monthly Net Income	£184.38	£199.68
Annual Net Income	£2,212.50	£2,396.10
Net Return	4.28%	4.64%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£662.10**
Adjusted To

Net Return **1.28%**

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

Annual Net Income **-£318.90**
Adjusted To

Net Return **-0.62%**

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 £170,000.



£170,000

3 bedroom semi-detached house for sale

+ Add to report

Leopold Street, Derby

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Oct 2022 to 30 Nov 2022 (30 days) by Bagshaws Residential, Derby

Sale by Modern Auction (T&Cs apply) | Subject to an undisclosed Reserve Price | Buyers fees apply...



£160,000

3 bedroom terraced house for sale

+ Add to repo

Harcourt Street, Derby, DE1

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Jul 2021 to 19 Jan 2022 (171 days) by Purplebricks, covering Derby

Three/Four Bedrooms | Large Mid Terraced House | Potential Yield - 10-12% | Convenient For Royal ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom terraced house

King Alfred Street

CURRENTLY ADVERTISED

Marketed from 15 Nov 2024 by Hannells Estate Agents, Chellaston

+ Add to report



£950 pcm

3 bedroom terraced house

Webster Street, Derby, Derbyshire, DE1

NO LONGER ADVERTISED

LET AGREED






Marketed from 3 Oct 2023 to 10 Dec 2024 (434 days) by TMS Management Solutions Ltd, Derby

+ Add to report

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: **4 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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