

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cheyenne Gardens, Derby,  
DE21

214405198

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





## Property Description

Our latest listing is in Cheyenne Gardens, Derby, DE21.

Get instant cash flow of **£925** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£967** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

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

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



Cheyenne Gardens,  
Derby, DE21

214405198



## Property Key Features

**3 bedrooms**

**1 bathroom**

**Spacious Rooms**

**Well-Maintained Property**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £925**

**Market Rent: £967**



# Lounge

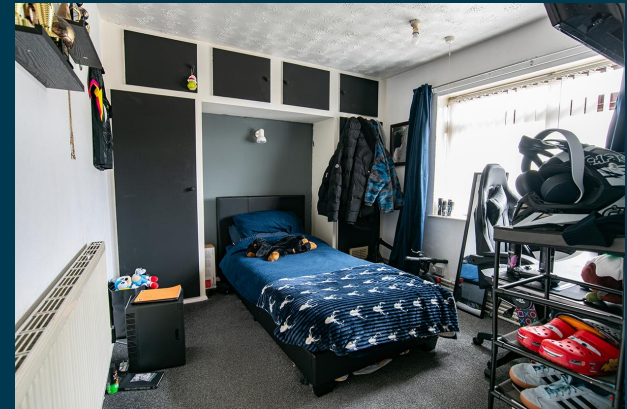


# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£10,000
Legal Fees	£1,000.00
Total Investment	£61,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £925 per calendar month but the potential market rent is

£ 967



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	£925	£967
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£92.50	£96.70
Total Monthly Costs	£732.50	£736.70
Monthly Net Income	£192.50	£230.30
Annual Net Income	£2,310.00	£2,763.60
Net Return	3.79%	4.53%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£829.60**  
Adjusted To

Net Return                      **1.36%**

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

Annual Net Income      **-£236.40**  
Adjusted To

Net Return                      **-0.39%**

# 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 £185,000.



£185,000

## 3 bedroom end of terrace house for sale

+ Add to

CHARLESTON ROAD, CHADDESSEN

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Feb 2023 to 15 Jun 2023 (111 days) by Hannells Estate Agents, Chaddesden



£180,000

## 3 bedroom end of terrace house for sale

+ Add to re

LANSING GARDENS, CHADDESSEN

NO LONGER ADVERTISED

Marketed from 9 Nov 2022 to 10 Dec 2022 (30 days) by Hannells Estate Agents, Chaddesden



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 3 bedroom detached house

Elm Grove, Chaddesden, DE21

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Nov 2024 to 29 Nov 2024 (17 days) by Leaders Lettings, Derby

+ Add to report



£995 pcm

## 3 bedroom house

Sanderson Road, Chaddesden, Derby

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Dec 2024 to 4 Jan 2025 (25 days) by Fletcher & Company, Duffield

+ 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**



Current term of tenancy: **4 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.





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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**