

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Doncaster,
DN5

214581317

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Doncaster, DN5

Get instant cash flow of **£1,130** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£1,697** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this portfolio is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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DN5

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Property Key Features

**A Portfolio of Commercial Unit
and 2-Bedroom Flats**

2 Bathrooms

Well-Maintained Property

Spacious Primary Business Area

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,130

Market Rent: £1,697

Primary Business Area



Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit £48,750.00

SDLT Charge £11,150

Legal Fees £1,000.00

Total Investment £60,900.00

Projected Investment Return



The monthly rent of this property is currently set at £1,130 per calendar month but the potential market rent is

£ 1,697



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	£1,130	£1,697
Mortgage Payments on £146,250.00 @ 5%	£609.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£113.00	£169.70
Total Monthly Costs	£737.38	£794.08
Monthly Net Income	£392.63	£902.93
Annual Net Income	£4,711.50	£10,835.10
Net Return	7.74%	17.79%

Return Stress Test Analysis Report



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

Annual Net Income **£7,441.10**
Adjusted To

Net Return **12.22%**

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

Annual Net Income **£7,910.10**
Adjusted To

Net Return **12.99%**

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 £275,000.



£275,000

4 bedroom detached house for sale

+ Add to report

New Street, Bentley, Doncaster

CURRENTLY ADVERTISED

SOLD STC

Marketed from 31 Jan 2025 by Ideal Estates, Doncaster



£199,999

3 bedroom semi-detached house for sale

+ Add to report

Westongales Way, Bentley, Doncaster, South Yorkshire, DN5

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Aug 2024 to 12 Feb 2025 (189 days) by Whitegates, Doncaster

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

6 bedroom terraced house

Auckland Road, Doncaster, DN2

NO LONGER ADVERTISED

Marketed from 17 Feb 2025 to 28 Feb 2025 (11 days) by OpenRent, London

+ Add to report



£1,500 pcm

4 bedroom detached house

Odessa Drive, Scawsby

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Feb 2025 to 21 Mar 2025 (23 days) by Martin & Co, Doncaster

+ 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: **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.



LETPROPERTY