

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Middle Close, Swadlincote, DE11

21962413











#### **Property Description**

Our latest listing is in Middle Close, Swadlincote, DE11

Get instant cash flow of £670 per calendar month with a 5.5% Gross Yield for investors.

This property has a potential to rent for £680 which would provide the investor a Gross Yield of 5.6% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Middle Close, Swadlincote, DE11



1 bedroom

1 bathroom

**Spacious Room** 

**Well Maintained Property** 

Factor Fees: £0

**Ground Rent: Freehold** 

**Lease Length: Freehold** 

**Current Rent: £670** 

Market Rent: £680

## Lounge









## Kitchen









## Bedrooms









## Bathroom









## **Exterior**









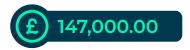
#### **Initial Outlay**





Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£36,750.00** 

SDLT Charge £7,790

Legal Fees £1,000.00

Total Investment £45,540.00

### **Projected Investment Return**





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £670 per calendar month but the potential market rent is

	600
(ヒノ	680

Returns Based on Rental Income	£670	£680
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£67.00	£68.00
Total Monthly Costs	£541.38	£542.38
Monthly Net Income	£128.63	£137.63
Annual Net Income	£1,543.50	£1,651.50
Net Return	3.39%	<b>3.63</b> %

#### Return Stress Test Analysis Report





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

Annual Net Income £291.50

Adjusted To

Net Return **0.64**%

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

Annual Net Income -£553.50

Adjusted To

Net Return -1.22%

#### 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 £155,000.



2 bedroom semi-detached house for sale

+ Add to rep

Davis Road, Swadlincote

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Mar 2023 to 17 Jul 2023 (119 days) by Newton Fallowell, Swadlincote



2 bedroom semi-detached house for sale

+ Add to repo

Forman Close, Swadlincote DE11 0PR

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 May 2021 to 9 Sep 2021 (112 days) by Liz Milsom Properties, Swadlincote

£145,000

£155,000

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

#### 1 bedroom flat

+ Add to report

High Street, Swadlincote, DE11

#### NO LONGER ADVERTISED

Marketed from 12 Apr 2025 to 28 Apr 2025 (15 days) by Freedom Homes, Peterborough



£695 pcm

#### 1 bedroom flat

+ Add to report

High Street, Swadlincote, DE11

#### NO LONGER ADVERTISED

Marketed from 10 Feb 2025 to 20 Feb 2025 (9 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



Current term of tenancy: **Moved in** within the last 2 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Middle Close, Swadlincote, DE11



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.