

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Trent View,  
Burton-on-Trent, DE15

221064520

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





## Property Description

Our latest listing is in Trent View, Burton-on-Trent, DE15

Get instant cash flow of **£865** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



LET PROPERTY



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Burton-on-Trent, DE15

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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £865**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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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	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00

# 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 £865 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£865	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent		Freehold
Letting Fees	£86.50	£115.00
Total Monthly Costs	£642.13	£670.63
Monthly Net Income	£222.88	£479.38
Annual Net Income	£2,674.50	£5,752.50
Net Return	4.97%	10.68%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£3,452.50</b>
Adjusted To	
Net Return	<b>6.41%</b>

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

Annual Net Income	<b>£3,157.50</b>
Adjusted To	
Net Return	<b>5.86%</b>

# 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

## 2 bedroom terraced house for sale

Wood Street, Burton-on-Trent, Staffordshire, DE14

CURRENTLY ADVERTISED SOLD STC

Marketed from 25 Nov 2025 by Frank Innes, Burton-Upon-Trent



£169,950

## 2 bedroom terraced house for sale

Frederick Street, Burton-on-Trent, DE15

CURRENTLY ADVERTISED SOLD STC

Marketed from 6 Nov 2025 by Purplebricks, covering Derby

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £935 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom terraced house

Haddon Drive, Burton-On-Trent, DE15

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Dec 2025 to 24 Dec 2025 (18 days) by Simple Life, Simple Life

£935 pcm



## 2 bedroom terraced house

Jacklin Close, Branston, DE14

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Nov 2025 to 29 Nov 2025 (24 days) by Sure Sales & Lettings, Burton-On-Trent

£875 pcm

+ Add to  
shortlist

# Current Tenant Profile



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 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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