

LET PROPERTY PACK

INVESTMENT INFORMATION

Trent View,
Burton-on-Trent, DE15

221064520

 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...



Trent View,
Burton-on-Trent, DE15

221064520



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





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



The monthly rent of this property is currently set at £865 per calendar month but the potential market rent is

£ 1,150



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



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 **£3,452.50**
Adjusted To

Net Return **6.41%**

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

Annual Net Income **£3,157.50**
Adjusted To

Net Return **5.86%**

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**.



£935 pcm

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



£875 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

+ Add to

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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