

LET PROPERTY PACK

INVESTMENT INFORMATION

Addison House, Park Road,
Ilkeston, DE7

224662939

 www.letproperty.co.uk





Property Description

Our latest listing is in Addison House, Park Road, Ilkeston, DE7

Get instant cash flow of **£600** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£759** which would provide the investor a Gross Yield of **7.2%** 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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Road, Ilkeston, DE7

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £100.00 pm

Ground Rent: £10.75 pm

Lease Length: 128 years

Current Rent: £600

Market Rent: £759

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

Projected Investment Return



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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 £600 per calendar month but the potential market rent is

£ 759

Returns Based on Rental Income	£600	£759
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£10.75	
Letting Fees	£60.00	£75.90
Total Monthly Costs	£579.50	£595.40
Monthly Net Income	£20.50	£163.60
Annual Net Income	£246.00	£1,963.20
Net Return	0.63%	5.06%

Return Stress Test Analysis Report



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

Annual Net Income **£445.20**
Adjusted To

Net Return **1.15%**

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

Annual Net Income **£202.20**
Adjusted To

Net Return **0.52%**

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 £135,000.



2 bedroom apartment for sale

Field Road, Ilkeston

NO LONGER ADVERTISED

Marketed from 21 Aug 2019 to 16 Nov 2021 (817 days) by Burchell Edwards, Ilkeston

£135,000



2 bedroom apartment for sale

Disraeli Crescent, Ilkeston

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 Jul 2024 by Elders Estates, Ilkeston

£105,950

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Ad

Palmerston Road, ILKESTON

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Sep 2025 to 5 Dec 2025 (78 days) by Burchell Edwards Lettings, Ilkeston

£775 pcm



2 bedroom flat

Flat 27, 18 South Street, Ilkeston, DE7

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Nov 2025 to 5 Jan 2026 (39 days) by Belvoir, Heanor

£750 pcm

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**



Current term of tenancy: **1 year+**



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.



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