



**Peet Street,  
Derby, DE22 3RF  
Asking Price £165,000**



High-Demand Rental Area | £13,500 Annual Income | Approx. 8.2% Gross Yield | Proven 5-Year Letting History

Sold with Tenant in Situ - Immediate Rental Income from Day One

A fantastic opportunity to acquire a fully performing investment property located on Peet Street, Derby, DE22 3RF, offering strong and consistent rental income in a well-established rental location.

The property has been successfully rented for the past five years and is currently producing £13,500 per annum, delivering an approximate gross rental yield of 8.2%, making it an attractive opportunity for investors seeking a reliable income-producing asset.

Internally, the property is well maintained and presented in excellent condition. Recent improvements include a brand new boiler, modern kitchen and modern bathroom, helping to minimise future capital expenditure while maintaining strong tenant appeal.

- £13,500 per annum rental income
- Tenant in situ providing immediate income
- New boiler, kitchen and bathroom
- Ideal for investors
- Approx. 8.2% gross yield
- Consistently let for 5 years
- Large rear garden

