

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Grange Street, Burnley,  
BB11

208591452

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





## Property Description

Our latest listing is in Grange Street, Burnley, BB11

Get instant cash flow of **£479** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Grange Street, Burnley,  
BB11

208591452



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Balcony**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: 999 years**

**Current Rent: £479**

**Market Rent: £550**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £63,250.00 and borrowing of £47,437.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 63,250

25% Deposit	£15,812.50
SDLT Charge	1897.5
Legal Fees	£1,000.00
Total Investment	£18,710.00

# Projected Investment Return



The monthly rent of this property is currently set at £479 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£479	£550
Mortgage Payments on £47,437.50 @ 5%	£197.66	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£47.90	£55.00
<b>Total Monthly Costs</b>	<b>£260.56</b>	<b>£267.66</b>
<b>Monthly Net Income</b>	<b>£218</b>	<b>£282</b>
<b>Annual Net Income</b>	<b>£2,621</b>	<b>£3,388</b>
<b>Net Return</b>	<b>14.01%</b>	<b>18.11%</b>

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.





# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,288**  
Adjusted To

Net Return                      **12.23%**

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

Annual Net Income      **£2,439**  
Adjusted To

Net Return                      **13.04%**

# 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 £60,000.



£60,000

## 2 bedroom terraced house for sale

Grange Street, Burnley

+ Add to report

CURRENTLY ADVERTISED

SOLD STC

Here we have For Sale this 2-Bed Mid Terrace Property on Grange Street, Burnley, BB11. Features: ...

SOLD PRICE HISTORY



£55,000

## 2 bedroom terraced house for sale

Grange Street, Burnley

+ Add to report

NO LONGER ADVERTISED

SOLD STC

MODERNISED MID TERRACE | CLOSE TO SHOPS & AMENITIES | LONG STANDING SITTING TENANT | IDEAL INVES...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

## 3 bedroom terraced house

Grange Street, BB11 4JZ

+ Add to report

NO LONGER ADVERTISED LET AGREED

Rent UK Property are pleased to offer this recently refurbished three-bedroom terraced house to r...

Marketed from 16 May 2024 to 20 May 2024 (4 days) by Rent UK Property, Middlesborough



£490 pcm

## 3 bedroom terraced house

Grange Street, Burnley, Lancashire, BB11

+ Add to report

NO LONGER ADVERTISED

3 Bedroom House | Available NOW | Reception Room AND Dining Room | Residential Parking | Rear Yar...






SOLD PRICE HISTORY



# 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 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.



**LETPROPERTY**