

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Laburnum Road, Chorley,  
PR6

208466549

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





## Property Description

Our latest listing is in Laburnum Road, Chorley, PR6

Get instant cash flow of **£1,000** per calendar month with a **4.0%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **4.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Laburnum Road, Chorley,  
PR6

208466549



## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**Front and Back Garden**

**Driveway and Garage**

**Factor Fees: £0.00**

**Ground Rent: £17.00**

**Lease Length: 950 years**

**Current Rent: £1,000**

**Market Rent: £1,200**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £300,000.00 and borrowing of £225,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 300,000

25% Deposit	£75,000.00
SDLT Charge	11500
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£87,500.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,200

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.



Returns Based on Rental Income	£1,000	£1,200
Mortgage Payments on £225,000.00 @ 5%	<b>£937.50</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>£17.00</b>	
Letting Fees	<b>£100.00</b>	<b>£120.00</b>
<b>Total Monthly Costs</b>	<b>£1,069.50</b>	<b>£1,089.50</b>
<b>Monthly Net Income</b>	<b>-£70</b>	<b>£111</b>
<b>Annual Net Income</b>	<b>-£834</b>	<b>£1,326</b>
<b>Net Return</b>	<b>-0.95%</b>	<b>1.52%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,074**

Net Return **-1.23%**

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

Annual Net Income Adjusted To **-£2,970**

Net Return **-3.39%**

# 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 £265,000.



£265,000

## 3 bedroom semi-detached house for sale

Laburnum Road, Chorley, PR6 7BG

+ Add to report

NO LONGER ADVERTISED

Three double bedrooms | Two large reception rooms | Views over to the Lancashire Penines | South ...

Marketed from 6 Sep 2023 to 2 Apr 2024 (208 days) by Home Truths, Chorley



£210,000

## 3 bedroom semi-detached house for sale

Laburnum Road, Chorley, Lancashire, PR6

+ Add to report

NO LONGER ADVERTISED

SOLD STC

3 Double Bedroom Semi Detached | Ground Floor Bedroom & 2 First Floor | Ground Floor Shower Room ...

Marketed from 28 Apr 2022 to 20 Sep 2022 (145 days) by Reeds Rains, Chorley

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

## 4 bedroom detached house

Linden Grove, Chorley

+ Add to report

NO LONGER ADVERTISED LET AGREED

Detached House | Four Bedrooms | Lounge | Dining Room / Office | Fitted Kitchen | Utility Room | ...

SOLD PRICE HISTORY



£995 pcm

## 3 bedroom semi-detached house

Laburnum Road, Chorley, PR6

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1874211

Marketed from 7 Nov 2023 to 7 Dec 2023 (30 days) by OpenRent, London

# 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: **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.



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

Laburnum Road, Chorley, PR6

208466549

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**