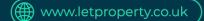


LET PROPERTY PACK

INVESTMENT INFORMATION

The Avenue, Barnsley, S71

209261025











Property Description

Our latest listing is in The Avenue, Barnsley, S71

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 £764 which would provide the investor a Gross Yield of 7.2% 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 be a rewarding addition to an investor portfolio.

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







The Avenue, Barnsley, S71



Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £764

Lounge





Kitchen







Bedrooms







Bathroom





Exterior







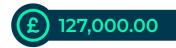
Initial Outlay





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£31,750.00**

SDLT Charge £3,810

Legal Fees £1,000.00

Total Investment £36,560.00

Projected Investment Return





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.

The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is



Returns Based on Rental Income	£600	£764
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£76.40
Total Monthly Costs	£471.88	£488.28
Monthly Net Income	£128.13	£275.73
Annual Net Income	£1,537.50	£3,308.70
Net Return	4.21 %	9.05%

Return Stress Test Analysis Report





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

Annual Net Income

£1,780.70

Adjusted To

Net Return

4.87%

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

Annual Net Income

£1,403.70

Adjusted To

Net Return

3.84%

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 £90,000.



3 bedroom terraced house for sale

The Avenue, Royston, Barnsley

NO LONGER ADVERTISED SOLD STC

NO UPPER VENDOR CHAIN THREE BEDROOMS SPACIOUS ACCOMMODATION WELL PLACED FOR LOCAL AMENITIES

£90,000

Marketed from 18 Jan 2023 to 29 Jun 2023 (162 days) by Wilbys, Barnsley



£87,500

3 bedroom semi-detached house for sale

Cross Lane, Royston, Barnsley

NO LONGER ADVERTISED

THREE BEDROOMS | CONTEMPORARY 'LOFT LIVING' LAYOUT | DRIVEWAY FOR MULTIPLE VEHICLES | SHARED OWNE ...

Marketed from 12 Jul 2024 to 12 Jul 2024 by Hunters, Barnsley

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

+ Add to report

Church Hill, Royston, Barnsley

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 May 2023 to 5 Jul 2023 (35 days) by Merryweathers, Barnsley





3 bedroom terraced house

+ Add to report

North Road, Royston, Barnsley, S71

NO LONGER ADVERTISED

Marketed from 26 Jun 2023 to 5 Jul 2023 (9 days) by OpenRent, London

£775 pcm

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



Current term of tenancy: 5 years+



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.





Interested in this property investment?

Call us on **0141 478 0985**



The Avenue, Barnsley, S71



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.