

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Avenue, Barnsley, S71

209261025

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





## 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

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## 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







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

£ 127,000.00

25% Deposit	<b>£31,750.00</b>
SDLT Charge	<b>£3,810</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£36,560.00</b>

# Projected Investment Return



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

£ 764



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

# 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.



£90,000

### 3 bedroom terraced house for sale

The Avenue, Royston, Barnsley

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

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

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

+ Add to report

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

# 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**.



£800 pcm

## 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



£775 pcm

## 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

# 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: **5 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**