

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Railway Street, Nelson,  
BB9 9AL

198932506

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





## Property Description

Our latest listing is in Railway Street, Nelson, BB9 9AL

Get instant cash flow of **£600** per calendar month with a **4.8%** Gross Yield for investors.

**With great potential returns and located within a prime rental location in Nelson, it will make for a reliable long term investment for an investor.**

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



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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Has receptions**

**Spacious room**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £600**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 149,000.00

25% Deposit	£37,250.00
SDLT Charge	£4,470
Legal Fees	£1,000.00
Total Investment	£42,720.00

# 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.



Returns Based on Rental Income	£600
Mortgage Payments on £111,750.00 @ 5%	£465.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£60.00
<b>Total Monthly Costs</b>	<b>£540.63</b>
<b>Monthly Net Income</b>	<b>£59.38</b>
<b>Annual Net Income</b>	<b>£712.50</b>
<b>Net Return</b>	<b>1.67%</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 **-£487.50**

Net Return **-1.14%**

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


Annual Net Income Adjusted To **-£1,522.50**

Net Return **-3.56%**

# 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 £150,000.



**3 bedroom terraced house for sale** [+ Add to report](#)


Chatham Street, Colne, BB8


**NO LONGER ADVERTISED** **SOLD STC**


Marketed from 16 Feb 2023 to 4 Dec 2023 (290 days) by Entwistle Green, Colne

**£150,000**

Three Bedrooms | Large kitchen -dining room | Gardens front and rear | High Interest Expected!

 Sold price history: [View](#)

 Floor plan: [View](#)



**3 bedroom end of terrace house for sale** [+ Add to report](#)


Casterton Avenue, Burnley, Lancashire, BB10

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 20 Jan 2023 to 14 Apr 2023 (84 days) by Reeds Rains, Burnley

**£150,000**


3 Bedrooms | Lounge | Dining Kitchen | Utility Room | Cloakroom/Wc | Bathroom | External | Council...

 Floor plan: [View](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.




**3 bedroom terraced house** [+ Add to report](#)


Napier Street, Nelson, BB9

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 29 Jun 2024 to 21 Aug 2024 (53 days) by Northwood, Preston

End terrace | Dining kitchen | 1 Double bedroom | 2 Single bedrooms | GCHS | D/G | Double glazing

 Sold price history: [View](#)



**3 bedroom terraced house** [+ Add to report](#)

Bispham Road, Nelson, BB9

**NO LONGER ADVERTISED**






Marketed from 21 Oct 2022 to 22 Oct 2022 by OpenRent, London

No Agent Fees | Property Reference Number: 1428040

# 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.



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