


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Pine Street, Nelson, BB9

208823694

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





## Property Description

Our latest listing is in Pine Street, Nelson, BB9

Get instant cash flow of **£480** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Pine Street, Nelson, BB9

208823694



## Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: £1 pm

Lease Length: 877 years

Current Rent: £480

Market Rent: £650

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 75,000.00

25% Deposit	£ 18,750.00
LBTT Charge	£3,750.00
Legal Fees	£ 1,000.00
Total Investment	£23,500.00

# 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 £480 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£480	£650
Mortgage Payments on £56,250.00 @ 5%	£234 . 38	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1	
Letting Fees	£48.00	£65.00
Total Monthly Costs	£298.38	£315.38
Monthly Net Income	£181.63	£334.63
Annual Net Income	£2,179.50	£4,015.50
Net Return	9.27%	17.09%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£2,715.50</b>
Adjusted To	
Net Return	<b>11.56%</b>





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

Annual Net Income	<b>£2,902.50</b>
Adjusted To	
Net Return	<b>12.35%</b>

# 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	<b>3 bedroom terraced house for sale</b>  Malvern Road, Nelson  <b>NO LONGER ADVERTISED</b>  Marketed from 2 Mar 2023 to 14 Jul 2023 (134 days) by Hilton & Horsfall Estate Agents, Barrowford  A THREE bedroomed mid terrace dwelling located in the popular town of Nelson, having far reaching...   Sold price history: <a href="#">View</a>  <a href="#">+ Add to report</a>
 £90,000	<b>2 bedroom end of terrace house for sale</b>  Tavistock Street, Nelson  <b>NO LONGER ADVERTISED</b> <b>SOLD STC</b>  Marketed from 9 Nov 2022 to 28 Feb 2023 (111 days) by Nigel Darcy Estate Agents, Nelson  End Terrace property   2 Recep, Sep Kitchen   2 Bedrooms   PVC DG & GCH   EPC RATING D   Sold price history: <a href="#">View</a>  <a href="#">+ Add to report</a>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 3 bedroom semi-detached house

+ Add to report

Manor Street, Nelson

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Oct 2023 to 21 Dec 2023 (51 days) by Petty Real Estate Agents, Burnley

Three Bedrooms | Large Garden | Semi Detached | Part Furnished | Large Kitchen | Petty Real | Cou...

Sold price history:

[View](#)



£650 pcm

## 2 bedroom terraced house

+ Add to report

Sheridan Street., Nelson

NO LONGER ADVERTISED

Marketed from 16 Oct 2023 to 16 Oct 2023 by Petty Real Estate Agents, Burnley

Spacious garden fronted terrace | Close to Nelson & Colne border | EPC: D | Fully fitted dining k...

Sold price history:

[View](#)

# 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.



Pine Street, Nelson, BB9

PROPERTY ID: 12345678

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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