

LET PROPERTY PACK

INVESTMENT INFORMATION

Pine Street, Nelson, BB9

208823694









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 por tfolio.

Don't miss out on this fantastic investment oppor tunity...







Pine Street, Nelson, BB9



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

208823694

Lounge









Kitchen









Bedrooms



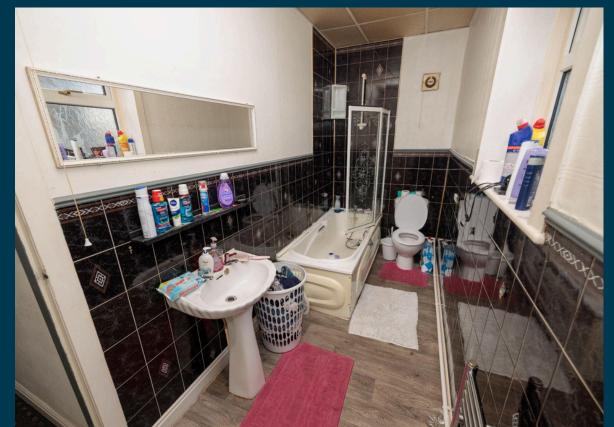






Bathroom









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



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 Repor t





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

Annual Net Income £

£2,715.50

Adjusted To

Net Return

11.56%

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

Annual Net Income

£2,902.50

Adjusted To

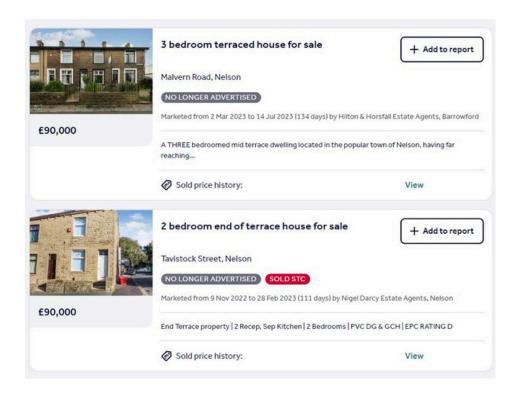
Net Return

12.35%

Sale Comparables Report



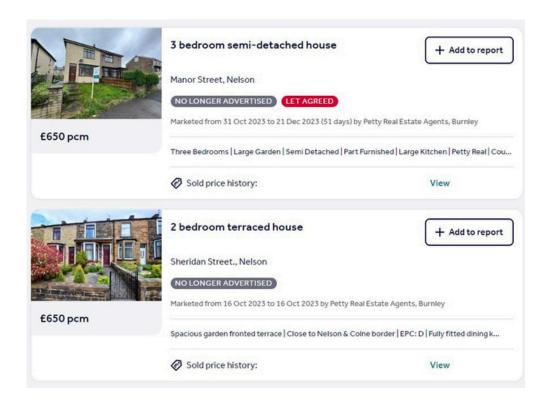
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £90,000.



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**.



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





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**

Pine Street, Nelson, BB9



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.