

LET PROPERTY PACK

INVESTMENT INFORMATION

Bacup Rd, Rossendale,
BB4

208742035

 www.letproperty.co.uk





Property Description

Our latest listing is in Bacup Rd, Rossendale, BB4

Get instant cash flow of **£1,900** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£2,100** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Bacup Rd, Rossendale,
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Property Key Features

1 Commercial Unit

- 1 bathroom with Sink and Toilet

Factor Fees: £0.00

Ground Rent: TBC

2 Studio Flats

- 1 Flat has an Attic
- 1 Bathroom in each Flats with Toilet and Shower

Lease Length: 3 years

- 1 year for flats
- 2 years for commercial unit

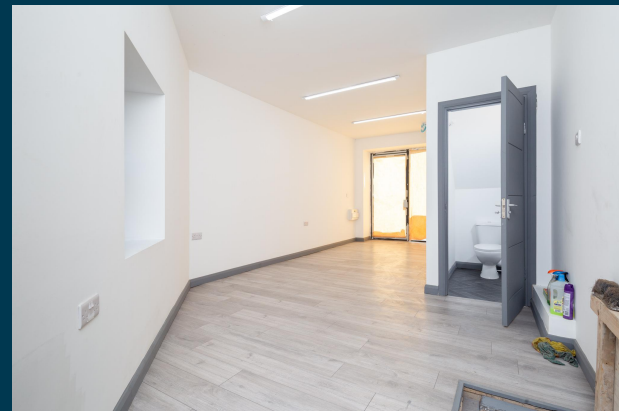
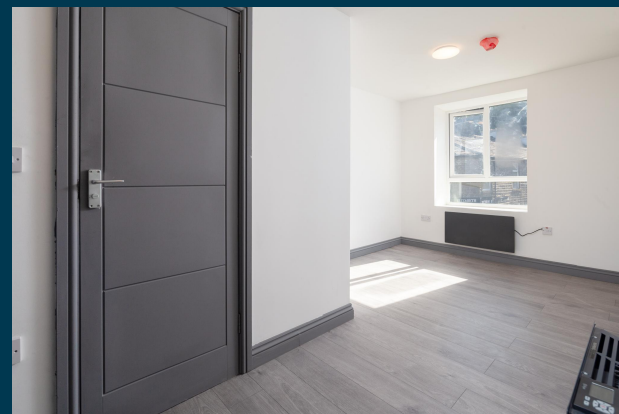
Current Rent: £1,900

Spacious Studio Flats

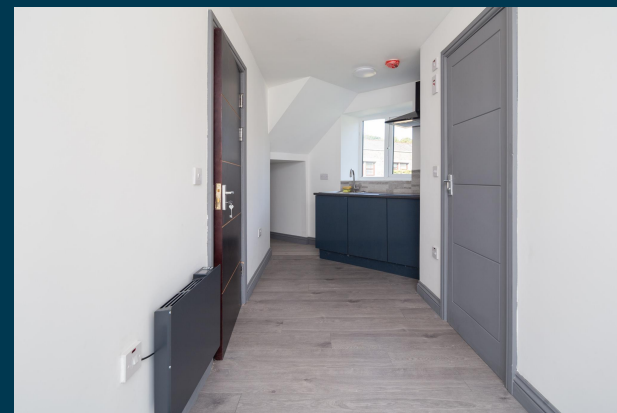
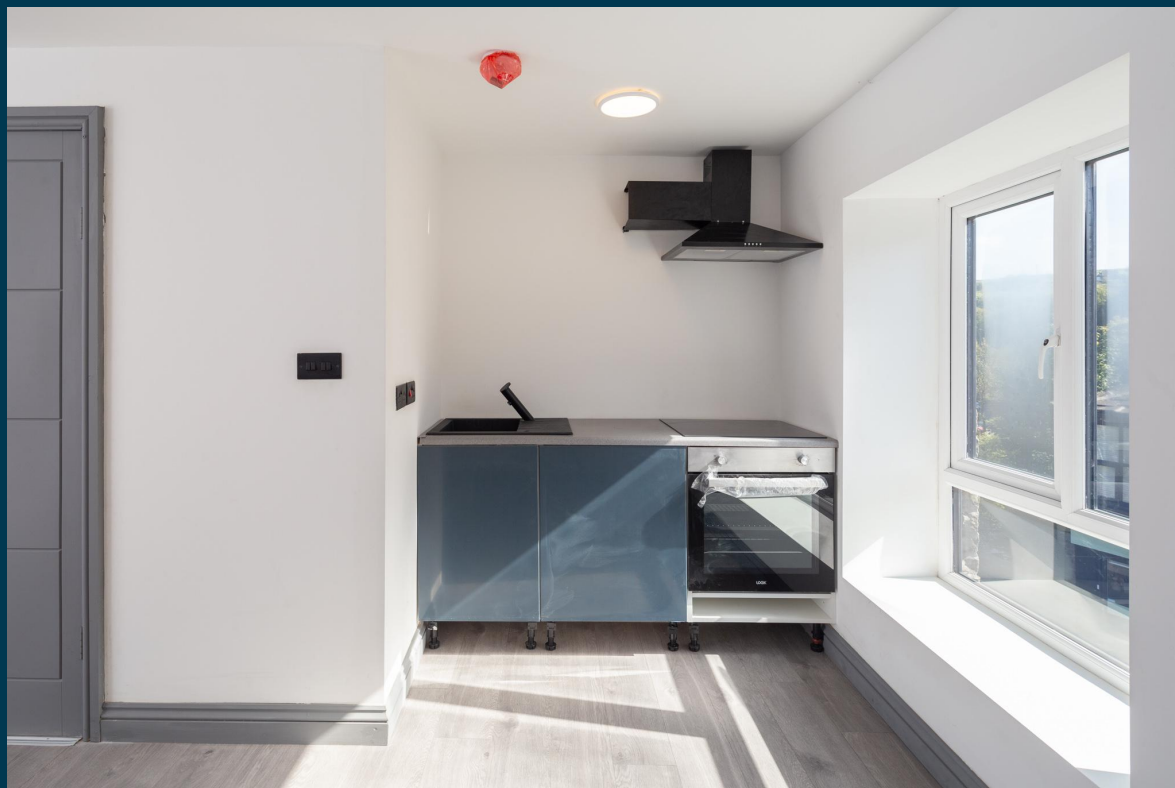
Market Rent: £2,100

Parking Spaces Available

Studio Flats



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £282,000.00 and borrowing of £211,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 282,000.00

25% Deposit	£70,500.00
SDLT Charge	£10,060
Legal Fees	£1,000.00
Total Investment	£81,560.00

Projected Investment Return



The monthly rent of this property is currently set at £1,900 per calendar month but the potential market rent is

£ 2,100



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	£1,900	£2,100
Mortgage Payments on £211,500.00 @ 5%	£881.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£190.00	£210.00
Total Monthly Costs	£1,086.25	£1,106.25
Monthly Net Income	£813.75	£993.75
Annual Net Income	£9,765.00	£11,925.00
Net Return	11.97%	14.62%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,725.00**
Adjusted To

Net Return **9.47%**

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

Annual Net Income **£7,695.00**
Adjusted To

Net Return **9.43%**

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 £300,000.



2 bedroom semi-detached house for sale

+ Add to report

Gloucester Road, Southport, Merseyside, PR8

CURRENTLY ADVERTISED

Marketed from 1 Oct 2024 by Entwistle Green, Formby

£300,000

Entwistle Green are delighted to offer for sale this spacious, two bedroom, semi-detached, charac...



View floor plan

Sold price history:

Date	Price	View
18/04/2002	£119,950	View
26/05/2000	£105,000	

EPC:

[View](#)

(Approx.) Sqft: **1,066 sq ft** Price (£) per sqft: **£281.52**



2 bedroom semi-detached house for sale

+ Add to report

Michlow Drive, Bradwell, Hope Valley

CURRENTLY ADVERTISED

Marketed from 1 Oct 2024 by Eadon Lockwood & Riddle, Hathersage

£300,000

Two bedroomed semi-detached home in the village of Bradwell | Off road parking for two vehicles |...



Tronk view across 0.30 ha, water** (275,100, 184)

View floor plan

Sold price history:

Date	Price	View
19/06/2006	£177,500	View
28/06/1996	£58,000	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,100 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Add to report

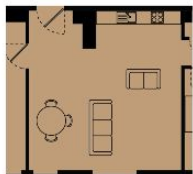
Roco, 19 James Street

NO LONGER ADVERTISED

Marketed from 4 Sep 2024 to 13 Sep 2024 (9 days) by Livingway Team Ltd, Roco

Health & Wellness Focused | Roof Top Hot Tubs | Private Cinema Room* | Co-Working Space | Meeting...

£2,100 pcm



View floor plan



2 bedroom duplex

+ Add to report

Botanica, Chester Road, Manchester, M15

NO LONGER ADVERTISED

Marketed from 29 Nov 2023 to 1 Dec 2023 (2 days) by Cortland, Botanica

Generous living space with private balconies* and city views | Amenities include - residents loun...

£2,100 pcm







View floor plan

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**
-  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.



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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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