

LET PROPERTY PACK

INVESTMENT INFORMATION

Blackburn Road, Great
Harwood, Blackburn, BB6
7LU

210801188

 www.letproperty.co.uk





Property Description

Our latest listing is in Blackburn Road, Great Harwood, Blackburn, BB6 7LU

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Blackburn , 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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Harwood, Blackburn, BB6
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Property Key Features

5 Bedroom

1 Bathroom

Modern Interior

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: Vacant

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

Projected Investment Return



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

£ 1,500



Returns Based on Rental Income	£1,500
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£150.00
Total Monthly Costs	£740.00
Monthly Net Income	£760.00
Annual Net Income	£9,120.00
Net Return	17.36%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£6,120.00**
Adjusted To

Net Return **11.65%**

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


Annual Net Income **£6,360.00**
Adjusted To

Net Return **12.11%**

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 £175,000.



5 bedroom link detached house for sale [+ Add to report](#)


54 Levensgarth Avenue, Fulwood, Preston, Lancashire PR2 9YY

NO LONGER ADVERTISED **SOLD STC**

Marketed from 22 Mar 2022 to 11 Jul 2022 (110 days) by Auction House, Fulwood

A five bedroom link-detached house | Approximately 10 minutes walk from Royal Preston Hospital | ...

£175,000




[View floor plan](#)

Sold price history: [View](#)

26/05/2022	£214,000
18/04/2001	£96,950
14/06/1996	£82,000

EPC: [View](#)

(Approx.) Sqft: **1,615 sq ft** Price (£) per sqft: **£108.39**



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

Sussex Street, Barnoldswick, Lancashire, BB18

NO LONGER ADVERTISED **SOLD STC**


Marketed from 23 Jun 2021 to 14 Jul 2022 (385 days) by Taylforth's Residential, Barnoldswick

£175,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



5 bedroom detached house [+ Add to report](#)


Brookview Close, Blackburn, BB1

NO LONGER ADVERTISED **LET AGREED**


Marketed from 19 Jun 2024 to 15 Aug 2024 (56 days) by Stones Young Estate and Letting Agents, Blackburn

£1,500 pcm

STUNNING FIVE BEDROOM DETACHED HOME AVAILABLE IMMEDIATELY. Located in this highly sought after lo...

 EPC: [View](#)

(Approx.) Sqft: **1,249 sq ft** Price (£) per sqft: **£1.20**



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


Wellington Street, Preston

CURRENTLY ADVERTISED

Marketed from 13 Jun 2024 by North West Homes, Preston

£1,500 pcm





**** STUNNING FIVE BEDROOM PROPERTY ***** CLOSE TO TOWN CENTRE AND UCLAN***** DOUBLE BEDROOMS*****...

 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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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