

LET PROPERTY PACK

INVESTMENT INFORMATION

Baslow Close, Glossop,
SK13

211103899

 www.letproperty.co.uk





Property Description

Our latest listing is in Baslow Close, Glossop, SK13

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **9.3%** 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...



Baslow Close, Glossop,
SK13

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Property Key Features

3 bedroom

2 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Leasehold

Current Rent: VACANT

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 155,000.00

25% Deposit	£38,750.00
Stamp Duty ADS @ 6%	£9,300.00
LBTT Charge	£200
Legal Fees	£1,000.00
Total Investment	£49,250.00

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	£1,200
Mortgage Payments on £116,250.00 @ 5%	£484.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£120.00
Total Monthly Costs	£619.38
Monthly Net Income	£580.63
Annual Net Income	£6,967.50
Net Return	14.15%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,567.50**
Adjusted To

Net Return **9.27%**

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


Annual Net Income **£4,642.50**
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 £180,000.



3 bedroom semi-detached house for sale

Glossop Road, Gamesley

NO LONGER ADVERTISED

Marketed from 3 Jul 2023 to 7 Sep 2023 (66 days) by Country Holmes, Glossop

Stone Built Semi Detached | Generous Accommodation | General Updating required | Freehold Propert...


EPC: [View](#)

(Approx.) Sqft: **947 sq ft** Price (£) per sqft: **£190.03**

[View floor plan](#)

£180,000

[+ Add to report](#)



2 bedroom end of terrace house for sale

Glossop Road, Gamesley, Glossop, SK13

NO LONGER ADVERTISED **SOLD STC**

Marketed from 27 Aug 2021 to 15 Nov 2021 (80 days) by Rydier & Dutton, Glossop

2 Bedrooms | Porch | Pleasing aspect to the front. | Gardens Front And Rear | Well presented spac...

Sold price history:

Date	Price (£)
15/11/2021	£180,000
12/08/2019	£127,100

EPC: [View](#)

(Approx.) Sqft: **743 sq ft** Price (£) per sqft: **£242.36**

[View floor plan](#)


£180,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house [+ Add to report](#)

North Brook Road, Hadfield, Glossop, Derbyshire, SK13

NO LONGER ADVERTISED **LET AGREED**


Marketed from 3 Jul 2024 to 27 Sep 2024 (86 days) by Reeds Rains, Glossop

£1,200 pcm


Semi-detached property | Unfurnished condition | Well-sized reception room | Well-appointed kitch...

🔍 EPC: [View](#)

(Approx.) Sqft: 775 sq ft Price (£) per sqft: **£1.55**



[View floor plan](#)



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

Lee Vale Drive, High Peak, Derbyshire, SK13

NO LONGER ADVERTISED **LET AGREED**

Marketed from 1 Dec 2023 to 4 Mar 2024 (93 days) by Croft Lettings Ltd, Glossop

£1,200 pcm

We are delighted to offer to rent this spacious, well presented, 3 Bed Detached property situated...

🔍 EPC: [View](#)

(Approx.) Sqft: 926 sq ft Price (£) per sqft: **£1.30**

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **VACANT**
- ✓ Payment history: **N/A**

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.



www.letproperty.co.uk

Baslow Close, Glossop, SK13

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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