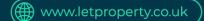


# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Main Street, Wombwell, Barnsley S73

209993789











## **Property Description**

Our latest listing is in Main Street, Wombwell, Barnsley S73

Get instant cash flow of £550 per calendar month with a 7.8% Gross Yield for investors.

This property has a potential to rent for £650 which would provide the investor a Gross Yield of 9.2% 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...







Main Street, Wombwell, Barnsley S73



## **Property Key Features**

2 Bedrooms

1 Bathroom

**Patio** 

**Good Condition** 

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

**Current Rent: £550** 

Market Rent: £650

209993789

## Lounge









## Kitchen







## **Bedrooms**









## Bathroom





## **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£21,250.00** 

SDLT Charge 2550

Legal Fees £1,000.00

Total Investment £24,800.00

## **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 £550 per calendar month but the potential market rent is



Returns Based on Rental Income	£550	£650
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£55.00	£65.00
Total Monthly Costs	£335.63	£345.63
Monthly Net Income	£214	£304
Annual Net Income	£2,573	£3,653
Net Return	10.37%	14.73%

## Return Stress Test Analysis Report





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

Annual Net Income

£2,353

Adjusted To

**Net Return** 

9.49%

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

Annual Net Income

£2,378

Adjusted To

Net Return

9.59%

## 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 £110,000.



2 bedroom terraced house for sale

+ Add to report

Main Street, Wombwell, S73 8JU - Good Sized Accommodation

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Jun 2023 by MorfittSmith, Sheffield

£110,000



2 bedroom property for sale

+ Add to report

Main Street, Wombwell, Barnsley, S73

NO LONGER ADVERTISED

Marketed from 9 Aug 2019 to 20 Sep 2019 (41 days) by YOUR MOVE Furness-Lyman, Wombwell

£79,995

## 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

#### 2 bedroom terraced house

+ Add to report

Main Street, Wombwell, Barnsley, South Yorkshire, S73

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Apr 2023 to 26 May 2023 (51 days) by Logic Lettings Ltd, Pontefract



£550 pcm

#### 2 bedroom house

+ Add to report

York Street, Wombwell

NO LONGER ADVERTISED

Marketed from 30 Nov 2022 to 6 Jan 2023 (37 days) by Beecroft Estates, Barnsley

## **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: Within 2 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Main Street, Wombwell, Barnsley S73



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.