

LET PROPERTY PACK

INVESTMENT INFORMATION

Bellmer Close, Barnsley,
S71 2GF

211906905

 www.letproperty.co.uk





Property Description

Our latest listing is in Bellmer Close, Barnsley, S71 2GF

Get instant cash flow of **£625** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£644** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Barnsley, it will make for a reliable long term investment for an investor.

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



Bellmer Close, Barnsley,
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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Spacious Room

Factor Fees: £507 per annum

Ground Rent: TBC

Lease Length: TBC

Current Rent: £625

Market Rent: £644

Lounge



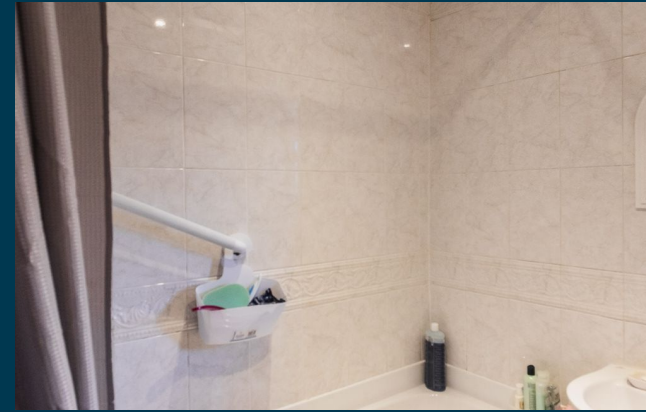
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£36,000.00

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 £625 per calendar month but the potential market rent is

£ 644

Returns Based on Rental Income	£625	£644
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£42.25	
Ground Rent	TBC	
Letting Fees	£62.50	£64.40
Total Monthly Costs	£510.38	£512.28
Monthly Net Income	£114.63	£131.73
Annual Net Income	£1,375.50	£1,580.70
Net Return	3.82%	4.39%

Return **Stress Test** Analysis Report



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

Annual Net Income **£292.70**
Adjusted To

Net Return **0.81%**

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


Annual Net Income **-£294.30**
Adjusted To

Net Return **-0.82%**

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 £140,000.



2 bedroom flat for sale


Garden Court, Barnsley, S70 6PY


CURRENTLY ADVERTISED **SOLD STC**

Marketed from 4 Jul 2024 by Mallinson and Co, Penistone


£140,000

GROUND FLOOR APARTMENT | 2 BEDROOMS | BREAKFAST KITCHEN | MODERN CONTEMPORARY SHOWER ROOM | COMMU...

 [View floor plan](#)

 Sold price history: [View](#)

14/05/2021	£124,000
29/09/2016	£102,500

 EPC: [View](#)

(Approx.) Sqft: **635 sq ft** Price (£) per sqft: **£220.45**

[+ Add to report](#)



2 bedroom flat for sale

Wellcroft Mews, Worsbrough, Barnsley

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 10 Jun 2024 by William H. Brown, Barnsley

£140,000


2 bedrooms | Stylish modern apartment | Lovely location | Viewing highly recommended | Council fa...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.




2 bedroom apartment

Langdale Court, Barnsley, S71

NO LONGER ADVERTISED **LET AGREED**

Marketed from 31 Jul 2024 to 31 Jul 2024 by Roebucks Estate Agents, Barnsley

£700 pcm



[View floor plan](#)

SPACIOUS APARTMENT | OPEN PLAN LIVING / KITCHEN / DINER | TWO BEDROOM APARTMENT | EN-SUITE TO MAS...


Sold price history:

15/02/2019	£66,500
20/01/2010	£85,000
19/11/2004	£84,950

EPC:

(Approx.) Sqft: **657 sq ft** Price (£) per sqft: **£1.07**

[+ Add to report](#)



2 bedroom apartment

Langdale Court, Barnsley

NO LONGER ADVERTISED **LET AGREED**

Marketed from 6 Jun 2024 to 16 Jul 2024 (40 days) by Wilbys, Barnsley

£700 pcm

RENT £700 - BOND £807 - HOLDING DEPOSIT £161

[+ Add to report](#)

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**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within 2 years**

 Payment history: **On time for length of tenancy**

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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