

LET PROPERTY PACK

INVESTMENT INFORMATION

Barley Street, Burnley,
BB12

211210945

 www.letproperty.co.uk





Property Description

Our latest listing is in Barley Street, Burnley, BB12

Get instant cash flow of **£1,600** per calendar month with a **11.2%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **14.0%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as as airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Barley Street, Burnley,
BB12

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Property Key Features

4 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 868 years

Current Rent: £1,600

Market Rent: £2,000

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£9,540
Legal Fees	£1,000.00
Total Investment	£53,540.00

Projected Investment Return



The monthly rent of this property is currently set at £1,600 per calendar month but the potential market rent is

£ 2,000

Returns Based on Rental Income	£1,600	£2,000
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£160.00	£200.00
Total Monthly Costs	£712.50	£752.50
Monthly Net Income	£887.50	£1,247.50
Annual Net Income	£10,650.00	£14,970.00
Net Return	19.89%	27.96%

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 Adjusted To **£10,970.00**

Net Return **20.49%**

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

Annual Net Income Adjusted To **£12,390.00**

Net Return **23.14%**

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 £190,000.



4 bedroom town house for sale + Add to report

Fountain Close, Padiham

NO LONGER ADVERTISED **SOLD STC**

Marketed from 20 Mar 2024 to 21 Aug 2024 (153 days) by Keenans Estate Agents, Burnley

£190,000



4 bedroom end of terrace house for sale + Add to report

Burnley Road, Padiham, Burnley, Lancashire, BB12

NO LONGER ADVERTISED **SOLD STC**

Marketed from 30 Jun 2023 to 11 Mar 2024 (254 days) by Property Shop - Sales & Lettings, Accrington

£185,000

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**.



£2,100 pcm

4 bedroom terraced house

+ Add to report

Longridge Road, Hurst Green, Clitheroe, BB7

NO LONGER ADVERTISED

Marketed from 23 Mar 2024 to 29 Mar 2024 (6 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2030386



£1,750 pcm

4 bedroom terraced house

+ Add to report

Whalley Road, Altham West, Accrington, BB5

NO LONGER ADVERTISED

Marketed from 16 Apr 2024 to 17 Apr 2024 by OpenRent, London

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: **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.



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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.

