

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Procter Street, Blackburn,  
BB2 3BG

210906900

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Procter Street, Blackburn, BB2 3BG

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

**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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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Spacious Room**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £625**

# Lounge



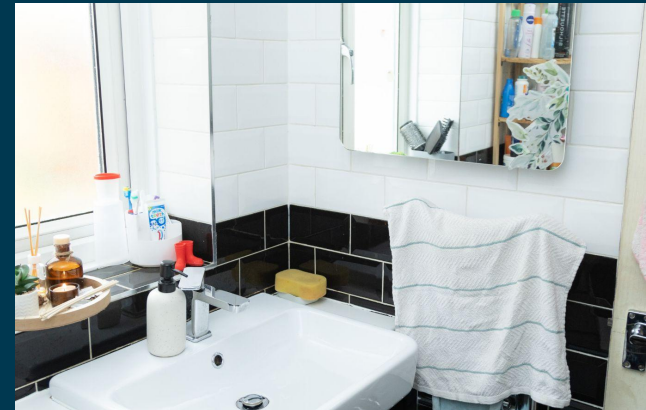
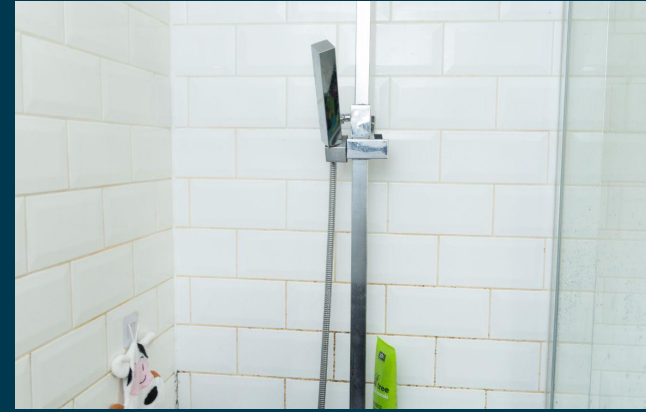
# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£3,780
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£36,280.00</b>

# 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	£625	£625
Mortgage Payments on £94,500.00 @ 5%	<b>£393.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>TBC</b>	
Letting Fees	<b>£62.50</b>	<b>£62.50</b>
<b>Total Monthly Costs</b>	<b>£471.25</b>	<b>£471.25</b>
<b>Monthly Net Income</b>	<b>£153.75</b>	<b>£153.75</b>
<b>Annual Net Income</b>	<b>£1,845.00</b>	<b>£1,845.00</b>
<b>Net Return</b>	<b>5.09%</b>	<b>5.09%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£595.00**  
Adjusted To

Net Return                      **1.64%**

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

Annual Net Income      **-£45.00**  
Adjusted To

Net Return                      **-0.12%**

# 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 £125,000.



£125,000

## 2 bedroom end of terrace house for sale

+ Add to report

Procter Street, Blackburn

CURRENTLY ADVERTISED

Marketed from 10 Jul 2024 by Curtis Law Estate Agents Limited, Blackburn

End- Terrace Home | Two Double Bedrooms | Sold With Sitting Tenant | No Chain Delay | Off Road Pa...

# 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**.



£700 pcm

## 2 bedroom terraced house

+ Add to report

Abbotsford Avenue, BB2

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Oct 2024 to 1 Nov 2024 (29 days) by Entwistle Green, Blackburn

RENT REDUCED!! | Two Bedrooms | Open Plan Lounge/Dining | Extended Kitchen | Close to Blackburn H...

# 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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