

# LET PROPERTY PACK

## INVESTMENT INFORMATION

New Road, Earby,  
Barnoldswick, BB18 6UY

211893732

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





## Property Description

Our latest listing is in New Road, Earby, Barnoldswick, BB18 6UY

Get instant cash flow of **£310** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

**The property has long term tenants currently situated, currently being rented as an 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...



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## Property Key Features

**1 BEDROOM**

**1 BATHROOM**

**Modern Kitchen**

**Well Maintained Property**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £310**

**Market Rent: £500**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 63,000.00

25% Deposit £15,750.00

SDLT Charge £1,890

Legal Fees £1,000.00

Total Investment £18,640.00

# 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 £310 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£310	£500
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£31.00	£50.00
Total Monthly Costs	£242.88	£261.88
Monthly Net Income	£67.13	£238.13
Annual Net Income	£805.50	£2,857.50
Net Return	4.32%	15.33%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,857.50**  
Adjusted To

Net Return                      **9.97%**

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

Annual Net Income      **£1,912.50**  
Adjusted To

Net Return                      **10.26%**

# 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 £199,950.



**£199,950**

## 1 bedroom house for sale

[+ Add to report](#)

Victoria Road, Earby, Barnoldswick

**NO LONGER ADVERTISED**

Marketed from 21 Nov 2023 to 1 Jul 2024 (222 days) by Hilton & Horsfall Estate Agents, Barrowford



**£95,000**

## 1 bedroom flat for sale

[+ Add to report](#)

Dam Head Road, Barnoldswick, BB18

**NO LONGER ADVERTISED**

**SOLD STC**

Marketed from 21 Dec 2023 to 16 Aug 2024 (238 days) by Sally Harrison Estate Agents, Barnoldswick



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



**£600 pcm**

## 1 bedroom flat

[+ Add to report](#)

Wellhouse Road, Barnoldswick, BB18

**NO LONGER ADVERTISED**

Marketed from 9 Sep 2024 to 26 Sep 2024 (17 days) by OpenRent, London



**£595 pcm**

## 1 bedroom property

[+ Add to report](#)

Bank Buildings, Barnoldswick, Lancashire, BB18

**NO LONGER ADVERTISED**






**LET AGREED**

Marketed from 12 Aug 2024 to 11 Sep 2024 (30 days) by Pad - 2 - Let, Barnoldswick

# 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: **5 years+**
-  Payment history: **EMPLOYMENT**

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.



**LETPROPERTY**