



LET PROPERTY

LET PROPERTY PACK

INVESTMENT INFORMATION

New Road, Earby,
Barnoldswick, BB18 6UY

211893732

 www.letproperty.co.uk



LET PROPERTY



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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



Initial Outlay



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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



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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.



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

£199,950



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

£95,000

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**.



1 bedroom flat

+ Add to report

Wellhouse Road, Barnoldswick, BB18

NO LONGER ADVERTISED

£600 pcm

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



1 bedroom property

+ Add to report

Bank Buildings, Barnoldswick, Lancashire, BB18

NO LONGER ADVERTISED

LET AGREED

£595 pcm

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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **YES**



Payment history: **EMPLOYMENT**



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.



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