

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Clifton Street, Rishton,  
Blackburn BB1 4LW

211382397

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





## Property Description

Our latest listing is in Clifton Street, Rishton, Blackburn BB1 4LW

This property has a potential to rent for **£603** which would provide the investor a Gross Yield of **5.1%** if the rent was increased to market rate.

**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

**3 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Spacious Kitchen**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: Vacant**

**Market Rent: £603**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £143,000.00 and borrowing of £107,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 143,000.00

25% Deposit	£35,750.00
SDLT Charge	£4,290
Legal Fees	£1,000.00
Total Investment	£41,040.00

# 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.



Returns Based on Rental Income	£603
Mortgage Payments on £107,250.00 @ 5%	£446.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£60.30
<b>Total Monthly Costs</b>	<b>£522.18</b>
<b>Monthly Net Income</b>	<b>£80.83</b>
<b>Annual Net Income</b>	<b>£969.90</b>
<b>Net Return</b>	<b>2.36%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£236.10**  
Adjusted To

Net Return                      **-0.58%**

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

Annual Net Income      **-£1,175.10**  
Adjusted To

Net Return                      **-2.86%**

# 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 £185,000.



£185,000

## 3 bedroom end of terrace house for sale

+ Add to report

23 Harwood Road, Rishton, Hyndburn , BB1 4DH

NO LONGER ADVERTISED

SOLD STC


Marketed from 9 Oct 2020 to 12 Mar 2021 (153 days) by Duckworths Estate Agents, Accrington

Chain Free | An Exceptional End Of Terrace Family Home | Extended Dining Kitchen | South Facin...

# 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**

### 3 bedroom end of terrace house

Garden Street, Oswaldtwistle

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 27 Feb 2023 to 24 Apr 2023 (56 days) by H2Homes Lettings And Property Services Ltd, Accrington

Three Bedrooms | One Reception Room | Large Kitchen Diner | Family Bathroom | Utility Room | Re...


**Sold price history:** [View](#)

21/10/2022	£43,000
02/07/1997	£35,000

**EPC:** [View](#)

(Approx.) Sqft: **926 sq ft** Price (£) per sqft: **£0.76**

[+ Add to report](#)



**£700 pcm**

### 3 bedroom end of terrace house

Thwaites Road, Oswaldtwistle, Accrington

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 30 Nov 2022 to 23 Jan 2023 (54 days) by Keenans Estate Agents, Burnley

End Terraced Property | Spacious Living Area | Fitted Kitchen | Three Bright Bedrooms | Four Piec...

[+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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