

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Grebe Court, Barnsley, S73

212122958











## **Property Description**

Our latest listing is in Grebe Court, Barnsley, S73

Get instant cash flow of £650 per calendar month with a 7.1% Gross Yield for investors.

This property has a potential to rent for £710 which would provide the investor a Gross Yield of 7.7% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Grebe Court, Barnsley, S73



## **Property Key Features**

2 Bedrooms

1 Bathroom

**Private Parking Space** 

**Modern Kitchen** 

Factor Fees: £700 per year

Ground Rent: £284

Lease Length: 105 yrs

**Current Rent: £650** 

Market Rent: £710

# Lounge







## Kitchen









## **Bedrooms**









# Bathroom









# **Exterior**





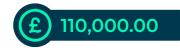
## **Initial Outlay**





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£27,500.00** 

SDLT Charge £3,300

Legal Fees £1,000.00

Total Investment £31,800.00

### **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 £650 per calendar month but the potential market rent is



Returns Based on Rental Income	£650	£710
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£58.33	
Ground Rent	£23.67	
Letting Fees	£65.00	£71.00
Total Monthly Costs	£505.75	£511.75
Monthly Net Income	£144.25	£198.25
Annual Net Income	£1,731.00	£2,379.00
Net Return	5.44%	<b>7.48</b> %

## Return Stress Test Analysis Report





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

Annual Net Income

£959.00

Adjusted To

Net Return

3.02%

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

Annual Net Income

£1,013.04

Adjusted To

Net Return

3.19%

## 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 £110,000.





£90,000

2 bedroom apartment for sale

+ Add to report

Wath Road, Brampton, Barnsley

NO LONGER ADVERTISED

Marketed from 27 Aug 2021 to 18 Feb 2022 (174 days) by Crucible Homes, Wickersley

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



#### 2 bedroom apartment

+ Add to report

Grebe Court, Wombwell

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Feb 2024 to 17 Feb 2024 by Beecroft Estates, Barnsley



£650 pcm



#### 2 bedroom flat

+ Add to report

Grebe Court, Kingfisher Drive, Wombwell, S73

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jun 2024 to 23 Jul 2024 (33 days) by Shefflets, Sheffield

#### **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: **Moved in** within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Grebe Court, Barnsley, S73



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.