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## LET PROPERTY PACK

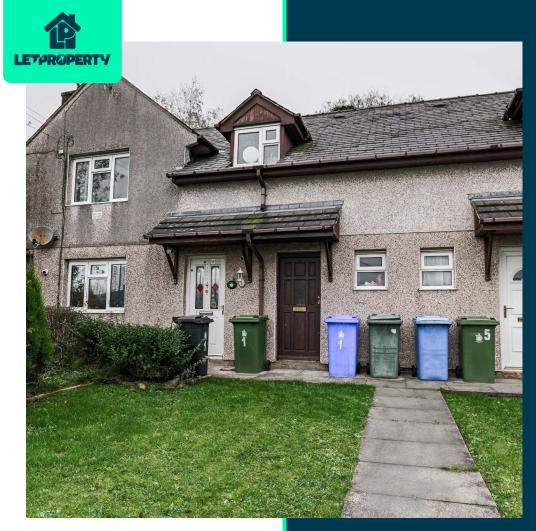
#### **INVESTMENT** INFORMATION

Sussex Drive, Haslingden, BB4

212222134

www.letproperty.co.uk

#### 



### **Property** Description

Our latest listing is in Sussex Drive,<sup>1</sup> Haslingden, BB4

Get instant cash flow of  $\pm 400$  per calendar month with a 6.9% Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

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

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







Sussex Drive, Haslingden, BB4

212222134

1 Bedroom 1 Bathroom Lounge and Kitchen

**Property Key Features** 

**Spacious Rooms** 

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Factor Fees: £0.00 Ground Rent: freehold Lease Length: freehold Current Rent: £400 Market Rent: £550







### **Kitchen**





### Bedrooms





## Bathroom











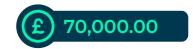
### **Initial** Outlay



Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

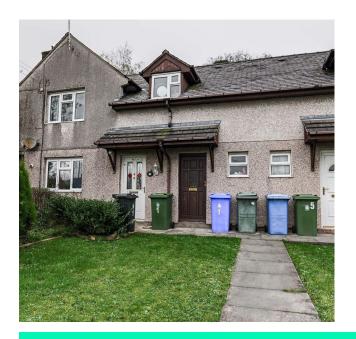


#### ASSUMED PURCHASE PRICE

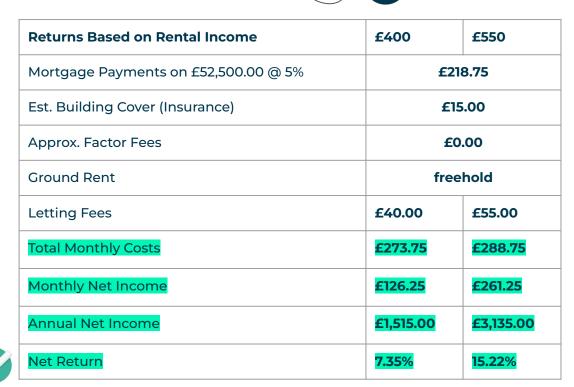


25% Deposit	£17,500.00
SDLT Charge	£2,100
Legal Fees	£1,000.00
Total Investment	£20,600.00

#### **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 £400 per calendar month but the potential market rent is



550

#### Return Stress Test Analysis Report





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

Annual Net Income **£2,035.00** Adjusted To

Net Return

**9.88**%

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

Annual Net Income **£2,085.00** Adjusted To

Net Return

10.12%

#### 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 £75,000.00.

A CAR	1 bedroom house for sale	+ Add to report
L'and Merry March	Manchester Road, Haslingden, Rossendale	
	NO LONGER ADVERTISED	
	Marketed from 7 May 2022 to 28 Jul 2022 (82 days) by Keenar	ns Estate Agents, Rawtenstall
£75,000	EPC Rated F   Council Tax Band A   Leasehold Property   On Road Parking   Spacious Rear Garden	
	Ø Sold price history:	View
	12/09/2014	E43,000
	15/02/2013	£30,000
H H	Q EPC:	View
View floor plan	(Approx.) Sqft: 517 sq ft Price (c) per sqft: 614	45.16
-	1 bedroom terraced house for sale	+ Add to report
10 10	New Street, Haslingden	1.15
	NO LONGER ADVERTISED SOLD STC	
Marketed from 20 Apr 2021 to 4 Apr 2022 [34		ans Estate Agents, Rawtenstall
£70,000	Mid Terrace Property   One Bedroom   Attic Conversion   Idea	Rental Investment   Well Maintained

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.

	1 bedroom end of terrace house	+ Add to report
	Rifle Street, Haslingden, Rossendale, BB4	
	NO LONGER ADVERTISED	
(550 and	Marketed from 22 Feb 2024 to 4 Mar 2024 (10 days) by Ope	nRent, London
£550 pcm	No Agent Fees   Students Can Enquire   Property Reference	Number: 1997064
1 11	1 bedroom terraced house	+ Add to report
	Station Road, Helmshore, Rossendale, BB4	
*	NO LONGER ADVERTISED	
	Marketed from 23 Oct 2023 to 2 Nov 2023 (9 days) by Prope	erty Shop - Sales & Lettings, Accrington
£550 pcm	Terrace Property   Fully Renovated   One Bedroom   Bathroo Scre	m via Bedroom [Tap Mixer Shower /

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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+





Sussex Drive, Haslingden, BB4

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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.

