

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sussex Drive, Haslingden,  
BB4

212222134

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





## Property Description

Our latest listing is in Sussex Drive, Haslingden, BB4

Get instant cash flow of **£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 ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: £400

Market Rent: £550



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





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

£ 70,000.00

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



# Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 550

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	£400	£550
Mortgage Payments on £52,500.00 @ 5%	<b>£218.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>freehold</b>	
Letting Fees	<b>£40.00</b>	<b>£55.00</b>
<b>Total Monthly Costs</b>	<b>£273.75</b>	<b>£288.75</b>
<b>Monthly Net Income</b>	<b>£126.25</b>	<b>£261.25</b>
<b>Annual Net Income</b>	<b>£1,515.00</b>	<b>£3,135.00</b>
<b>Net Return</b>	<b>7.35%</b>	<b>15.22%</b>



# 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.



### 1 bedroom house for sale

Manchester Road, Haslingden, Rossendale

**NO LONGER ADVERTISED**

Marketed from 7 May 2022 to 28 Jul 2022 (82 days) by Keenans Estate Agents, Rawtenstall

£75,000

EPC Rated F | Council Tax Band A | Leasehold Property | On Road Parking | Spacious Rear Garden | ...

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


12/09/2014	£43,000
15/02/2013	£30,000

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

(Approx.) Sqft: **517 sq ft** Price (€) per sqft: **€145.16**

[View floor plan](#)

[+ Add to report](#)



### 1 bedroom terraced house for sale

New Street, Haslingden

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 20 Apr 2021 to 4 Apr 2022 (348 days) by Keenans Estate Agents, Rawtenstall

£70,000


Mid Terrace Property | One Bedroom | Attic Conversion | Ideal Rental Investment | Well Maintained...

[+ Add to report](#)

# 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**

Marketed from 22 Feb 2024 to 4 Mar 2024 (10 days) by OpenRent, London

£550 pcm

No Agent Fees | Students Can Enquire | Property Reference Number: 1997054



**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 Property Shop - Sales & Lettings, Accrington

£550 pcm






Terrace Property | Fully Renovated | One Bedroom | Bathroom via Bedroom | Tap Mixer Shower / Scre...



# 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: **On time for length of tenancy**

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**