

LET PROPERTY PACK

INVESTMENT INFORMATION

Priory Chase, Nelson, BB9

212472607

 www.letproperty.co.uk





Property Description

Our latest listing is in Priory Chase, Nelson, BB9

Get instant cash flow of **£590** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£639** which would provide the investor a Gross Yield of **4.8%** 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...



Priory Chase, Nelson, BB9

212472607



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £590

Market Rent: £639

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£4,830
Legal Fees	£1,000.00
Total Investment	£46,080.00

Projected Investment Return



The monthly rent of this property is currently set at £590 per calendar month but the potential market rent is

£ 639

Returns Based on Rental Income	£590	£639
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£59.00	£63.90
Total Monthly Costs	£577.13	£582.03
Monthly Net Income	£12.88	£56.98
Annual Net Income	£154.50	£683.70
Net Return	0.34%	1.48%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£594.30**

Net Return **-1.29%**

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

Annual Net Income Adjusted To **-£1,731.30**

Net Return **-3.76%**

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 £240,000.



£240,000

4 bedroom detached house for sale

+ Add to report

Priory Chase, Nelson, BB9

CURRENTLY ADVERTISED

Marketed from 4 Sep 2024 by Fardella & Bell Ltd, Burnley

4 Bedrooms | Detached | Elevated Position | 1385 Sq Ft | Driveway | Council Tax Band D | Gardens ...



£230,000

4 bedroom detached house for sale

+ Add to report

Priory Chase, Nelson

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 27 Aug 2024 by Keenans Estate Agents, Burnley

Detached Property | Four Bedrooms | Main Bedroom With En Suite | Two Reception Room | Fitted Kitchen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom detached house

+ Add to report

Priory Chase, Nelson, Lancashire, BB9 0NT, UK

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jul 2023 to 9 Aug 2023 (27 days) by Whitakers, Hull



£895 pcm

3 bedroom house

+ Add to report

Nelson, BB9, Priory Chase - P1268






NO LONGER ADVERTISED

Marketed from 31 Aug 2023 to 15 Sep 2023 (15 days) by Landlord Direct, West Bridgford

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: **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.



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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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