

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodbine Road,
Blackburn, BB2

211048948

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodbine Road, Blackburn, BB2

Get instant cash flow of **£600** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£667** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

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

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



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £667

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£3,780
Legal Fees	£1,000.00
Total Investment	£36,280.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 667

Returns Based on Rental Income	£600	£667
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£60.00	£66.70
Total Monthly Costs	£468.75	£475.45
Monthly Net Income	£131.25	£191.55
Annual Net Income	£1,575.00	£2,298.60
Net Return	4.34%	6.34%

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 **£964.60**
Adjusted To

Net Return **2.66%**

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

Annual Net Income **£408.60**
Adjusted To

Net Return **1.13%**

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 £120,000.



£120,000

2 bedroom terraced house for sale

+ Add to report

Woodbine Road, Blackburn, BB2

NO LONGER ADVERTISED **SOLD STC**

Marketed from 30 Nov 2022 to 29 Nov 2023 (363 days) by Entwistle Green, Blackburn



£110,000

2 bedroom terraced house for sale

+ Add to report

Woodbine Road, BLACKBURN, Lancashire, BB2

NO LONGER ADVERTISED

Marketed from 12 Nov 2024 to 11 Dec 2024 (28 days) by Entwistle Green, Blackburn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

2 bedroom cottage

West View Place, Blackburn, BB2

CURRENTLY ADVERTISED

Marketed from 8 Nov 2024 by Stones Young Estate and Letting Agents, Blackburn

+ Add to report



£850 pcm

2 bedroom end of terrace house

Revidge Road, Blackburn, Lancashire, BB2

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Dec 2023 to 2 Feb 2024 (42 days) by Your Move, Blackburn

+ 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: **Yes**



Current term of tenancy: **5 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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