

LET PROPERTY PACK

INVESTMENT INFORMATION

Brooke Street,
Barnsley, S74 9DP

213245306

 www.letproperty.co.uk





Property Description

Our latest listing is in Brooke Street, Barnsley, S74 9DP

Get instant cash flow of **£500** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£716** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Brooke Street,
Barnsley, S74 9DP

213245306



Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £716

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£3,270
Legal Fees	£1,000.00
Total Investment	£31,520.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 716



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	£500	£716
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£71.60
Total Monthly Costs	£405.63	£427.23
Monthly Net Income	£94.38	£288.78
Annual Net Income	£1,132.50	£3,465.30
Net Return	3.59%	10.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,033.30**
Adjusted To

Net Return **6.45%**

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

Annual Net Income **£1,830.30**
Adjusted To

Net Return **5.81%**

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 £116,000.



£116,000

2 bedroom end of terrace house for sale

+ Add to report

Station Road, Wombwell, Barnsley, S73 0BJ

CURRENTLY ADVERTISED SOLD STC

Marketed from 9 Sep 2024 by Gates Estates, Barnsley

2 DOUBLE BEDROOM END TERRACE HOUSE | BEAUTIFULLY PRESENTED | GAS CENTRAL HEATING | BEAUTIFULLY PR...



£115,000

2 bedroom end of terrace house for sale

+ Add to report

Orchard Street, Wombwell, Barnsley

NO LONGER ADVERTISED SOLD STC


Marketed from 3 Aug 2023 to 10 May 2024 (281 days) by Beecroft Estates, Barnsley

FABULOUS END OF TERRACE | TWO BEDROOMS | OFF ROAD PARKING | REAR PATIO STYLE GARDEN | MODERN THRO...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house + Add to report

Sheffield Road, Birdwell, S70 5TN

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 16 Nov 2024 by Lancasters Property Services, Penistone

IMMEDIATE ACCESS TO M1 MOTORWAY | ENCLOSED GARDEN | OFF STREET PARKING | DOUBLE GLAZING | GAS CEN...

£775 pcm



2 bedroom end of terrace house + Add to report

Hoyland Street, Wombwell, Barnsley, South Yorkshire, S73

NO LONGER ADVERTISED **LET AGREED**

Marketed from 3 May 2024 to 23 May 2024 (19 days) by Your Move, Barnsley






Perfectly suited for families and couples | Unfurnished to make it your own | Located in well-est...

£725 pcm

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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