

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mount Terrace, Barnsley,  
S73 8LQ

209993807

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





## Property Description

Our latest listing is in Mount Terrace, Barnsley, S73 8LQ

Get instant cash flow of **£450** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£662** which would provide the investor a Gross Yield of **12.6%** 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...**



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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Good Condition**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £450**

**Market Rent: £662**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 63,000.00

|                         |                   |
|-------------------------|-------------------|
| 25% Deposit             | £15,750.00        |
| SDLT Charge             | £3,150            |
| Legal Fees              | £1,000.00         |
| <b>Total Investment</b> | <b>£19,900.00</b> |

# Projected Investment Return

The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 662



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       | £450             | £662             |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £47,250.00 @ 5% | £196.88          |                  |
| Est. Building Cover (Insurance)      | £15.00           |                  |
| Approx. Factor Fees                  | TBC              |                  |
| Ground Rent                          | Freehold         |                  |
| Letting Fees                         | £45.00           | £66.20           |
| <b>Total Monthly Costs</b>           | <b>£256.88</b>   | <b>£278.08</b>   |
| <b>Monthly Net Income</b>            | <b>£193.13</b>   | <b>£383.93</b>   |
| <b>Annual Net Income</b>             | <b>£2,317.50</b> | <b>£4,607.10</b> |
| <b>Net Return</b>                    | <b>11.65%</b>    | <b>23.15%</b>    |

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£3,283.10**

Net Return **16.50%**

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

Annual Net Income Adjusted To **£3,662.10**

Net Return **18.40%**

# 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 £67,000.



£67,000

## 2 bedroom terraced house for sale

+ Add to report

Bartholomew Street, Barnsley, South Yorkshire, S73

CURRENTLY ADVERTISED

Marketed from 25 Sep 2024 by Let Property Sales & Management, Glasgow

Three Piece Bathroom | Well Maintained Property | Spacious Rooms | Parking Spaces Available | Gar...



£65,000

## 2 bedroom terraced house for sale

+ Add to report

Pearsons field, Barnsley

CURRENTLY ADVERTISED SOLD STC


Marketed from 12 Dec 2024 by Beecroft Estates, Barnsley

TWO BEDROOM | MID TERRACE | STONE FRONTED | REAR GARDEN | CLOSE TO LOCAL AMENITIES | REFURB REQUI...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

Main Street, Wombwell, Barnsley, South Yorkshire, S73

NO LONGER ADVERTISED LET AGREED

Marketed from 7 Feb 2024 to 27 Feb 2024 (20 days) by Your Move, Barnsley

£695 pcm

Terraced property | Unfurnished | 2 bedrooms | Convenient transport links | Nearby schools | Loca...

+ Add to report



2 bedroom terraced house

Wombwell, Barnsley, S73

NO LONGER ADVERTISED

Marketed from 25 Nov 2024 to 3 Dec 2024 (8 days) by OpenRent, London

£675 pcm






No Agent Fees | Students Can Enquire | Property Reference Number: 2285892

+ 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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