

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Matthew Street,
Burnley, BB11

213305112

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Matthew Street, Burnley, BB11

Get instant cash flow of **£1,760** per calendar month with a **13.1%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

4 bedroom

3 bathroom

Spacious Room

Ensuite

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,760

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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 | £8,050 |
| Legal Fees | £1,000.00 |
| Total Investment | £49,300.00 |

Projected Investment Return



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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 | £1,760 |
| Mortgage Payments on £120,750.00 @ 5% | £503.13 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | Freehold |
| Letting Fees | £176.00 |
| Total Monthly Costs | £694.13 |
| Monthly Net Income | £1,065.88 |
| Annual Net Income | £12,790.50 |
| Net Return | 25.94% |

Return Stress Test Analysis Report



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

| | |
|-------------------|-------------------|
| Annual Net Income | -£6,217.50 |
| Adjusted To | |
| Net Return | -12.61% |

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

| | |
|-------------------|-------------------|
| Annual Net Income | -£8,632.50 |
| Adjusted To | |
| Net Return | -17.51% |

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 £167,000.

A photograph of a 3-bedroom semi-detached bungalow. The property is built of light-colored stone or brick with a tiled roof. It features a bay window on the ground floor and a dormer window on the first floor. The property is surrounded by greenery and a stone wall.

3 bedroom semi-detached bungalow for sale

[+ Add to report](#)

St. Matthew Street, Burnley

NO LONGER ADVERTISED SOLD STC

Marketed from 17 Apr 2024 to 22 Jul 2024 (95 days) by Fardella & Bell Ltd, Burnley

£167,000

A photograph of a 3-bedroom terraced house. The property is built of light-colored stone or brick with a tiled roof. It features a bay window on the ground floor and a dormer window on the first floor. The property is surrounded by greenery and a stone wall.

3 bedroom terraced house for sale

[+ Add to report](#)

St. Matthew Street, Burnley

NO LONGER ADVERTISED

Marketed from 22 Nov 2022 to 22 Sep 2023 (303 days) by Duckworths Estate Agents, Burnley

£120,000

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: **Moved in within the last 2 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.



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