

LET PROPERTY PACK

INVESTMENT INFORMATION

Beech Street, Burnley,
BB12

214570100

 www.letproperty.co.uk





Property Description

Our latest listing is in Beech Street, Burnley, BB12

Get instant cash flow of **£525** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



Beech Street, Burnley,
BB12

214570100



Property Key Features

3 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 867 years

Current Rent: £525

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£32,500.00

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 600

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	£525	£600
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£52.50	£60.00
Total Monthly Costs	£395.63	£403.13
Monthly Net Income	£129.38	£196.88
Annual Net Income	£1,552.50	£2,362.50
Net Return	4.78%	7.27%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,162.50**
Adjusted To

Net Return **3.58%**

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

Annual Net Income **£787.50**
Adjusted To

Net Return **2.42%**

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 £110,000.00.



3 bedroom terraced house for sale [+ Add to report](#)

Green Street, Padiham, Burnley

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 5 Feb 2025 by Keenans Estate Agents, Burnley

Beautifully Presented Mid Terrace Property | Three Bedrooms | Three Piece Bathroom Suite | Contain...

£110,000

 [View floor plan](#)

Sold price history: [View](#)

31/03/2023	£100,000
16/11/2007	£72,500

EPC: [View](#)

(Approx.) Sqft: **1,163 sq ft** Price (£) per sqft: **£94.62**



3 bedroom terraced house for sale [+ Add to report](#)

Albert Street, Padiham, Lancashire, BB12

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 23 Oct 2024 by Pendle Hill Properties, Read

£110,000

THREE BEDROOM | **CHAIN FREE** | CLOSE TO LOCAL AMENITIES | CLOSE TO MAJOR TRANSPORT

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom flat + Add to report

Mill Street, Padinhm

NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Mar 2023 to 26 Apr 2023 (52 days) by Keenans Estate Agents, Burnley

Tenure Leasehold | Council Tax Band A | EPC TBC | On Street Parking | Three Spacious Bedroom Apar...

£600 pcm



[View floor plan](#)



3 bedroom terraced house + Add to report

High Street, Padinhm, Burnley, BB1 2

NO LONGER ADVERTISED

Marketed from 3 Aug 2022 to 10 Sep 2022 (38 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1447746

£600 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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