

LET PROPERTY PACK

INVESTMENT INFORMATION

Barleyfield Mews, Burnley,
BB12 6QB

223261087

 www.letproperty.co.uk





Property Description

Our latest listing is in Barleyfield Mews, Burnley, BB12 6QB

Get instant cash flow of **£625** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£630** which would provide the investor a Gross Yield of **8.8%** 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 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £17.11

Ground Rent: TBC

Lease Length: 238 years

Current Rent: £625

Market Rent: £630

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

Projected Investment Return



The monthly rent of this property is currently set at £625.00 per calendar month but the potential market rent is

£ 630



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£625.00	£630.00
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£17.11	
Ground Rent	TBC	
Letting Fees	£62.50	£63.00
Total Monthly Costs	£363.36	£363.86
Monthly Net Income	£261.64	£266.14
Annual Net Income	£3,139.68	£3,193.68
Net Return	11.72%	11.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,933.68**
Adjusted To

Net Return **7.22%**

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

Annual Net Income **£1,903.68**
Adjusted To

Net Return **7.10%**

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 £85,000.



£85,000

2 bedroom flat for sale

[+ Add to report](#)

Birchfield Mews, Burnley, Lancashire, BB12

CURRENTLY ADVERTISED

Marketed from 29 Sep 2025 by Entwistle Green, Burnley



£80,000

2 bedroom apartment for sale

[+ Add to report](#)

Barleyfield Mews, Burnley, Lancashire, BB12

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Aug 2025 by Property Shop - Sales & Lettings, Accrington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom flat

Padiham Road, Burnley

NO LONGER ADVERTISED

Marketed from 2 Sep 2025 to 2 Sep 2025 by Petty Real Estate Agents, Burnley

+ Add to report



£625 pcm

2 bedroom apartment

Barleyfield Mews, Burnley, Lancashire, BB12

NO LONGER ADVERTISED

Marketed from 13 Oct 2023 to 17 Nov 2023 (35 days) by Property Shop - Sales & Lettings, Accrington

+ Add to report

Current Tenant Profile



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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