

LET PROPERTY PACK

INVESTMENT INFORMATION

Read Street,
Clayton-Le-Moors, BB5

221940570

 www.letproperty.co.uk





Property Description

Our latest listing is in Read Street, Clayton-Le-Moors, BB5

Get instant cash flow of **£495** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Read Street,
Clayton-Le-Moors, BB5

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Property Key Features

1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: £0.83 PM

Lease Length: 837 years

Current Rent: £495

Market Rent: £600

Lounge



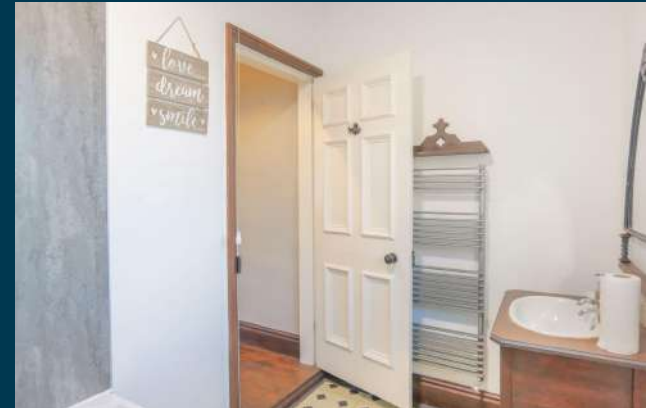
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£4,050
Legal Fees	£1,000.00
Total Investment	£25,300.00

Projected Investment Return



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



The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is



Returns Based on Rental Income	£495	£600
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.83	
Letting Fees	£49.50	£60.00
Total Monthly Costs	£318.46	£328.96
Monthly Net Income	£176.55	£271.05
Annual Net Income	£2,118.54	£3,252.54
Net Return	8.37%	12.86%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,052.54**
Adjusted To

Net Return **8.11%**

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

Annual Net Income **£2,047.50**
Adjusted To

Net Return **8.09%**

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 £75,000.



£75,000

1 bedroom terraced house for sale

+ Add to report

Blackburn Road, Great Harwood, Blackburn, BB6

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Feb 2025 to 12 Sep 2025 (197 days) by Property Shop - Sales & Lettings, Accrington

Refurbished Property | Mid Terrace Property | One Bedroom | New Kitchen & Bathroom | Integral Gas



£70,000

1 bedroom end of terrace house for sale

+ Add to report

Lord Street, Blackburn, BB6

CURRENTLY ADVERTISED

Marketed from 7 Jul 2025 by Let Property Sales & Management, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

1 bedroom end of terrace house

+ Add to report

Stanhill Road, Oswaldtwistle, Accrington

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Nov 2025 to 1 Dec 2025 (17 days) by Keenans Estate Agents, Burnley



£575 pcm

1 bedroom terraced house

+ Add to report

Britannia Street, Great Harwood, BB6

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Aug 2025 to 3 Oct 2025 (52 days) by Discover Property Management, Darwen

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 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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