

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cannow Lane, Burnley  
BB12

209795097

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





## Property Description

Our latest listing is in Gannow Lane, Burnley BB12

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **11.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect 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..**



Gannow Lane, Burnley  
BB12

209795097



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Front and Rear Garden Space**

**On Street Parking**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: £0.00**

**Market Rent: £550**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 60,000

25% Deposit	£15,000.00
SDLT Charge	1800
Legal Fees	£1,000.00
Total Investment	£17,800.00

# Projected Investment Return



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	£550
Mortgage Payments on £45,000.00 @ 5%	£187.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£55.00
<b>Total Monthly Costs</b>	<b>£257.50</b>
<b>Monthly Net Income</b>	<b>£293</b>
<b>Annual Net Income</b>	<b>£3,510</b>
<b>Net Return</b>	<b>19.72%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,410**  
Adjusted To

Net Return                      **13.54%**

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

Annual Net Income      **£2,610**  
Adjusted To

Net Return                      **14.66%**

# 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 £70,000.



£70,000

**2 bedroom terraced house for sale**

+ Add to report

Barry Street, Burnley, Lancashire

NO LONGER ADVERTISED

Marketed from 27 Jun 2014 to 8 Nov 2014 (133 days) by Entwistle Green, Burnley



£40,000

**2 bedroom terraced house for sale**

+ Add to report

81 Gannow Lane, Burnley, Lancashire BB12 6QH

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Mar 2022 to 8 Apr 2022 (29 days) by Auction House, Fulwood

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

## 2 bedroom terraced house

St. Johns Road, Burnley

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Oct 2021 to 31 Jan 2022 (93 days) by Keenans Estate Agents, Burnley

+ Add to report



£495 pcm

## 2 bedroom terraced house

Gannow Lane, Burnley, BB12 6QH

NO LONGER ADVERTISED

Marketed from 13 Jul 2023 to 18 Jul 2023 (5 days) by Rent UK Property Services, Middlesbrough






+ 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: **NO**
-  Current term of tenancy: **VACANT**
-  Standard Tenancy Agreement In Place: **NO**
-  Payment history: **N/A**
-  Fully compliant tenancy: **NO**  
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.



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

Gannow Lane, Burnley BB12

209795097

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.



**LETPROPERTY**