

LET PROPERTY PACK

INVESTMENT INFORMATION

Bartholomew St,
Wombwell, Barnsley S73

209993930

 www.letproperty.co.uk





Property Description

Our latest listing is in Bartholomew St, Wombwell, Barnsley S73

Get instant cash flow of **£625** per calendar month with a **10.9%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **12.2%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Well-Maintained Property

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £625

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit	£17,250.00
SDLT Charge	£2,070
Legal Fees	£1,000.00
Total Investment	£20,320.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 700



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	£625	£700
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£62.50	£70.00
Total Monthly Costs	£293.13	£300.63
Monthly Net Income	£331.88	£399.38
Annual Net Income	£3,982.50	£4,792.50
Net Return	19.60%	23.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,392.50**
Adjusted To

Net Return **16.70%**

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

Annual Net Income **£3,757.50**
Adjusted To

Net Return **18.49%**

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

Hoyland Street, Wombwell, Barnsley

NO LONGER ADVERTISED

Marketed from 15 Dec 2022 to 29 Dec 2022 (13 days) by Beecroft Estates, Barnsley

NO UPPER CHAIN | POTENTIAL INCOME OF £495PCM | GAS HEATING | DOUBLE GLAZING

Sold price history:

29/07/2005

[View](#)

£60,000



£70,000

2 bedroom terraced house for sale

+ Add to report

Main Street, Wombwell, BARNSELY

NO LONGER ADVERTISED

Marketed from 2 Dec 2022 to 20 Dec 2022 (18 days) by Barnard Marcus, Hammersmith Auctions

AUCTION SALE | 20 December 2022 | EPC Rating - D | Investment

Sold price history:

25/04/2008

30/07/1996

[View](#)

£72,000

£15,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£700** based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom terraced house

+ Add to report

Grove Street, Worsbrough, Barnsley, S70

NO LONGER ADVERTISED

Marketed from 14 Jun 2024 to 23 Jun 2024 (8 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2056359



£700 pcm

2 bedroom end of terrace house

+ Add to report

Noble Street, Hoyland, Barnsley, S74

NO LONGER ADVERTISED **LET AGREED**

Marketed from 13 Feb 2024 to 22 Apr 2024 (68 days) by Trigglets Estates, Hoyland

Excellent Local Amenities | Available Immediately | Modern Kitchen | Fully Refurbished | Exceptio...



Ground Floor First Floor

Sold price history:

View

17/07/2023

£102,500

05/10/2007






£57,000

View floor plan

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: **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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