

LET PROPERTY PACK

INVESTMENT INFORMATION

Wombwell, Barnsley S73

209993949

 www.letproperty.co.uk





Property Description

Our latest listing is in Wombwell, Barnsley S73

Get instant cash flow of **£720** per calendar month with a **10.7%** Gross Yield for investors.

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...



Wombwell, Barnsley S73

209993949



Property Key Features

Commercial Unit

1 Bathroom

Kitchen Space

Bathroom Facilities

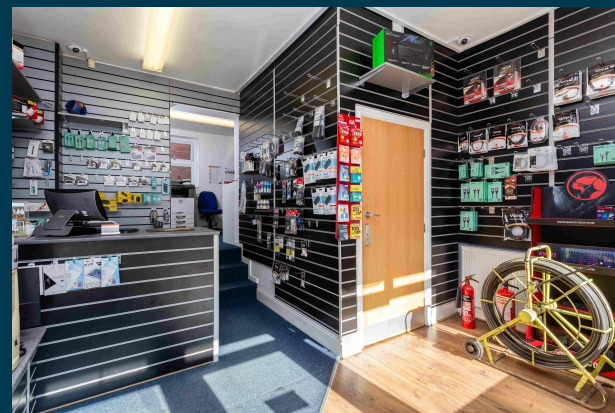
Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £720

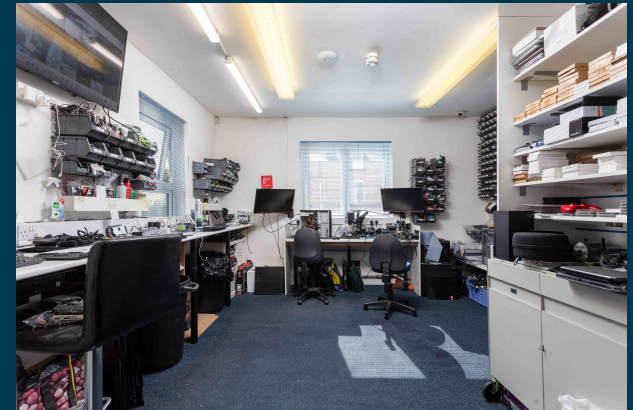
Lounge



Kitchen



Office Space



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	£2,430
Legal Fees	£1,000.00
Total Investment	£23,680.00

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.



The monthly rent of this property is currently set at £720 per calendar month

£ 720

Returns Based on Rental Income	£720
Mortgage Payments on £60,750.00 @ 5%	£253.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	freehold
Letting Fees	£72.00
Total Monthly Costs	£340.13
Monthly Net Income	£379.88
Annual Net Income	£4,558.50
Net Return	19.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,118.50**
Adjusted To

Net Return **13.17%**

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

Annual Net Income **£3,343.50**
Adjusted To

Net Return **14.12%**

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 £55,000.



£55,000



2 bedroom terraced house for sale

9 Main Street, Wombwell, Barnsley S73 8JQ

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

FOR SALE VIA NATIONAL ONLINE AUCTION ON MONDAY 1ST APRIL AT 1PM WITH AUCTIONHOUSE SOUTH YORKSHIRE...

SOLD PRICE HISTORY

22 Jun 2007	£75,000
18 Jun 2004	£59,950
12 Mar 2004	£51,250



£50,000



2 bedroom terraced house for sale

Summer Lane, Wombwell, Barnsley, South Yorkshire, S73 8HE

+ Add to report

CURRENTLY ADVERTISED **SOLD STC**

Being Sold via Secure Sale Online Bidding - T&C's Apply | Mid-Terraced Property | Two Bedrooms | ...

SOLD PRICE HISTORY

14 Jan 2009	£75,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom semi-detached house

+ Add to report

Kingsway, Wombwell, Barnsley

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 May 2023 to 16 Jun 2023 (23 days) by Hunters, Barnsley



£795 pcm

3 bedroom semi-detached house

+ Add to report

Kingsway, Wombwell, Barnsley

NO LONGER ADVERTISED

Marketed from 21 Nov 2023 to 6 Dec 2023 (14 days) by Gates Estates, Barnsley

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.

