

LET PROPERTY PACK

INVESTMENT INFORMATION

Beaumont Street,
Barnsley, S74

209993818

 www.letproperty.co.uk





Property Description

Our latest listing is in Beaumont Street, Barnsley, S74

Get instant cash flow of **£500** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

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

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



Beaumont Street,
Barnsley, S74

209993818



Property Key Features

2 Bedrooms

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

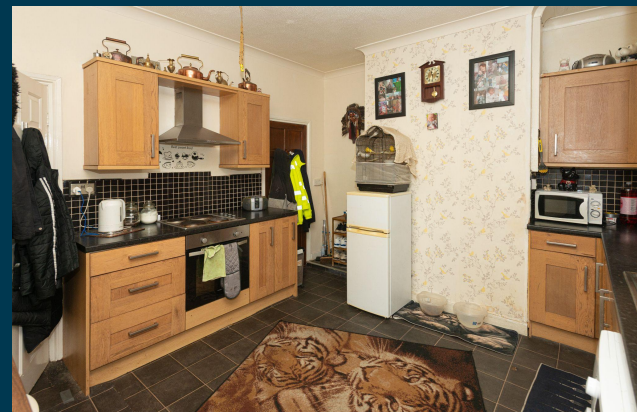
Current Rent: £500

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

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 £500 per calendar month but the potential market rent is



£ 700

Returns Based on Rental Income	£500	£700
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£50.00	£70.00
Total Monthly Costs	£424.38	£444.38
Monthly Net Income	£75.63	£255.63
Annual Net Income	£907.50	£3,067.50
Net Return	2.73%	9.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,667.50**
Adjusted To

Net Return **5.02%**

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


Annual Net Income **£1,342.50**
Adjusted To

Net Return **4.04%**

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 £120,000.00.



2 bedroom terraced house for sale [+ Add to report](#)


Fitzwilliam Street, Hoyland Common, Barnsley, South Yorkshire, S74 0NJ

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Jan 2023 to 4 Apr 2023 (81 days) by Gates Estates, Barnsley


£120,000

2 DOUBLE BEDROOMS | GAS CENTRAL HEATING | RECENTLY RENOVATED | LARGE REAR GARDEN | DOUBLE GLAZED ...

 [View floor plan](#)

Sold price history: [View](#)

04/04/2023	£114,000
28/09/2007	£82,000
05/04/2006	£77,000



2 bedroom terraced house for sale [+ Add to report](#)

Tinker Lane, Hoyland Common

NO LONGER ADVERTISED **SOLD STC**

Marketed from 23 Oct 2021 to 25 Mar 2022 (153 days) by Haybrook, Barnsley


£120,000

Popular Village | Credit To The Owner | Stylish Bathroom | En-Suite | Lovely Rear Garden | Modern...

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**.



2 bedroom flat

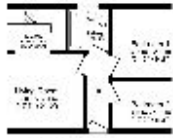
The Walk, Birdwell, Barnsley, South Yorkshire, S70

NO LONGER ADVERTISED LET AGREED

Marketed from 31 Mar 2023 to 12 Jun 2023 (73 days) by Your Move, Barnsley


Council Tax band A | Gated entrance | Two Bedrooms | Allocated Parking | EPC Rating C | Ground Floor

£700 pcm



View floor plan

+ Add to report



2 bedroom duplex

Rockley View Court, The Walk, Birdwell, Barnsley, S70

NO LONGER ADVERTISED

Marketed from 3 Dec 2021 to 15 Dec 2021 (11 days) by Armitage Residential, Barnsley

£700 pcm

Unfurnished | Close to motorway network | Luxury home | Shops and amenities nearby | Allocated Pa...

+ 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: **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.



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