

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bartholomew Street,  
Barnsley, S73 8LD

209993911

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





## Property Description

Our latest listing is in Bartholomew Street, Barnsley, S73 8LD

Get instant cash flow of **£1,200** per calendar month with a **9.7%** Gross Yield for investors.

This portfolio has a potential to rent for **£1,800** which would provide the investor a Gross Yield of **14.5%** if the rent was increased to market rate.

**This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



LET PROPERTY



Bartholomew Street,  
Barnsley, S73 8LD

209993911



## Property Key Features

A Portfolio of 3 Flats

3 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,200

Market Rent: £1,800

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



LET PROPERTY



Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 149,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £37,250.00 |
| SDLT Charge      | £7,930     |
| Legal Fees       | £1,000.00  |
| Total Investment | £46,180.00 |

# Projected Investment Return



LET PROPERTY



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 £1,200 per calendar month but the potential market rent is

£ 1,800

| Returns Based on Rental Income        | £1,200    | £1,800     |
|---------------------------------------|-----------|------------|
| Mortgage Payments on £111,750.00 @ 5% | £465.63   |            |
| Est. Building Cover (Insurance)       | £15.00    |            |
| Approx. Factor Fees                   | TBC       |            |
| Ground Rent                           | TBC       |            |
| Letting Fees                          | £120.00   | £180.00    |
| Total Monthly Costs                   | £600.63   | £660.63    |
| Monthly Net Income                    | £599.38   | £1,139.38  |
| Annual Net Income                     | £7,192.50 | £13,672.50 |
| Net Return                            | 15.57%    | 29.61%     |

# Return Stress Test Analysis Report



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

|                   |                   |
|-------------------|-------------------|
| Annual Net Income | <b>£10,072.50</b> |
| Adjusted To       |                   |
| Net Return        | <b>21.81%</b>     |

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

|                   |                   |
|-------------------|-------------------|
| Annual Net Income | <b>£11,437.50</b> |
| Adjusted To       |                   |
| Net Return        | <b>24.77%</b>     |

# 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 £125,000.00.



£125,000

2 bedroom semi-detached house for sale

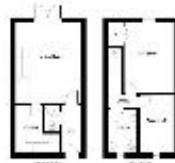
+ Add to report

John Street Way, Wombwell, Barnsley

NO LONGER ADVERTISED SOLD STC

Marketed from 22 Nov 2021 to 30 Jun 2022 (219 days) by Simon Blyth, Barnsley

TWO GOOD SIZED BEDROOMS | MODERN KITCHEN | POPULAR LOCATION | DRIVEWAY |  
ENCLOSED GARDEN | IDEAL ...



View floor plan



£125,000

2 bedroom semi-detached house for sale

+ Add to report

23 John Street Way, Wombwell, Barnsley, S73 8FT

NO LONGER ADVERTISED

Marketed from 21 Nov 2021 to 1 Dec 2021 (10 days) by New Home Agents, Leeds

\*\*\* NEW INSTRUCTION - CALL NOW TO ARRANGE A VIEWING \*\*\* | 2 Bedroom Semi Detached Home | Modern K...

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Add to report

Station Road, Wombwell, S73

NO LONGER ADVERTISED LET AGREED

Marketed from 3 May 2024 to 2 Aug 2024 (91 days) by Blundells, Hillsborough

£600 pcm

Lowly First Floor Flat | Two Comfortably Sized Bedrooms | Neutral Decor | Modern Kitchen | Street...

 Sold price history:

View

12/12/2016

£77,000

16/04/2013

£77,500



2 bedroom flat

+ Add to report

Grange Court, Wombwell, Barnsley, South Yorkshire, S73

NO LONGER ADVERTISED

Marketed from 29 Sep 2023 to 10 Oct 2023 (11 days) by Your Move, Chapeltown

£600 pcm

EPC RATING B | COUNCIL TAX BAND A | GROUND FLOOR | TWO BEDROOMS | ALLOCATED PARKING

# 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: **Moved in within the last 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.



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

Bartholomew Street, Barnsley, S73 8LD

209993911



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.



**LET PROPERTY**