

LET PROPERTY PACK

INVESTMENT INFORMATION

Dover St, Lower Darwen,
Darwen BB3

208978110

 www.letproperty.co.uk





Property Description

Our latest listing is in Dover St, Lower Darwen, Darwen BB3

Get instant cash flow of **£695** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** 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...



Dover St, Lower Darwen,
Darwen BB3

208978110



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Well-Maintained Property

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £695

Market Rent: £900

Lounge



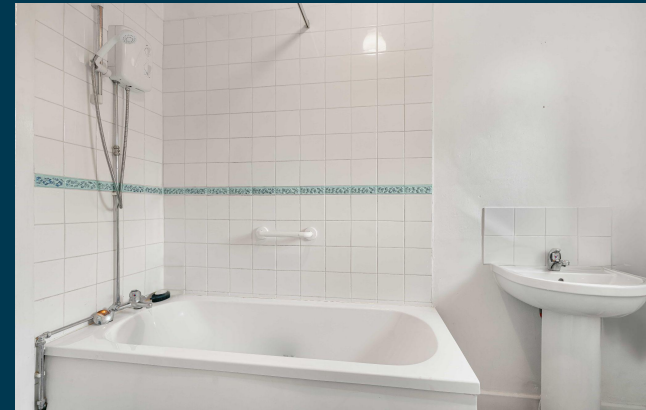
Kitchen



Bedrooms



Bathroom



Exterior





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



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 900



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	£695	£900
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	£69.50	£90.00
Total Monthly Costs	£443.88	£464.38
Monthly Net Income	£251.13	£435.63
Annual Net Income	£3,013.50	£5,227.50
Net Return	9.08%	15.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,427.50**
Adjusted To

Net Return **10.32%**

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

Annual Net Income **£3,502.50**
Adjusted To

Net Return **10.55%**

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.



2 bedroom end of terrace house for sale

+ Add to report

Ribble Avenue, Darwen, Lancashire, BB3

CURRENTLY ADVERTISED

Marketed from 21 Sep 2024 by Your Move, Darwen

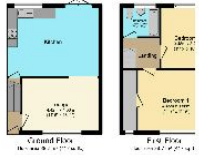
Spacious End-terraced Property | Neutral Modern Décor Throughout | Superb Dining Kitchen | Offers...

Sold price history:

13/06/2008

View

£73,000



View floor plan



2 bedroom terraced house for sale

+ Add to report

Selborne Street, Witton, Blackburn, Lancashire, BB2

CURRENTLY ADVERTISED

Marketed from 28 Aug 2024 by Bridgfords, Blackburn

2 Bedroom Mid Terraced | 2 Reception Rooms | Gas Central Heating & Double Glazing | Modern Decor ...

Sold price history:

30/11/2018

31/05/2016

08/08/2003

View

£85,000

£85,000

£46,950



View floor plan

EPC:

View

(Approx.) Sqft: 797 sq ft

Price (£) per sqft: £150.65

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

+ Add to report

Abbotsford Road, Bolton, BL1

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 13 Aug 2024 by Entwistle Green, Bolton

£900 pcm

Two double bedrooms | Good sized Kitchen | Breakfast bar | Neutral decor | Spacious open plan lou...

Sold price history:	View
18/03/2022	£120,000

EPC: [View](#)

(Approx.) Sqft: **797 sq ft** Price (£) per sqft: **£1.13**



2 bedroom terraced house

+ Add to report

Cambridge Road, Lostock, Bolton

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 29 Aug 2024 by Redman Casey, Horwich

£900 pcm

A recently refurbished (August 2024) mid terraced residence offered to a modern contemporary stan...

Sold price history:	View
04/04/2016	£90,000
04/10/2002	£44,950

EPC: [View](#)

(Approx.) Sqft: **700 sq ft** Price (£) per sqft: **£1.29**


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 6 months**

 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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