

LET PROPERTY PACK

INVESTMENT INFORMATION

Rimington Road, Barnsley,
S73

209329944

 www.letproperty.co.uk





Property Description

Our latest listing is in Rimington Road, Barnsley, S73

Get instant cash flow of **£550** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£605** which would provide the investor a Gross Yield of **6.0%** 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 be a rewarding addition to an investor portfolio.

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



Rimington Road,
Barnsley, S73

209329944



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £605

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	£30,250.00
SDLT Charge	£3,630
Legal Fees	£1,000.00
Total Investment	£34,880.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 605

Returns Based on Rental Income	£550	£605
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£55.00	£60.50
Total Monthly Costs	£448.13	£453.63
Monthly Net Income	£101.88	£151.38
Annual Net Income	£1,222.50	£1,816.50
Net Return	3.50%	5.21%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£606.50**
Adjusted To

Net Return **1.74%**

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

Annual Net Income **£1.50**
Adjusted To

Net Return **0.00%**

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 £160,000.



£160,000

2 bedroom detached house for sale

+ Add to report

Littlefield Lane, Barnsley, S73

NO LONGER ADVERTISED

Marketed from 30 Jan 2023 to 6 Mar 2023 (34 days) by Strike, Yorkshire



£160,000

2 bedroom semi-detached house for sale

+ Add to report

Kingsway, Barnsley, South Yorkshire

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Jul 2022 to 6 Jan 2023 (183 days) by Hunters, Barnsley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom end of terrace house

+ Add to report

Hoyland Street, Wombwell, Barnsley, South Yorkshire, S73

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 May 2024 to 23 May 2024 (19 days) by Your Move, Barnsley



£695 pcm

2 bedroom terraced house

+ Add to report

Blythe Street, Wombwell, Barnsley, South Yorkshire, S73

NO LONGER ADVERTISED






LET AGREED

Marketed from 17 May 2024 to 24 Jun 2024 (37 days) by Linley & Simpson, Sheffield

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: **4 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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