

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Blythe Street, Wombwell,  
Barnsley S73

209993918

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





## Property Description

Our latest listing is in Blythe Street, Wombwell, Barnsley S73

Get instant cash flow of **£500** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **10.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Kitchen**

**Utility Area**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £500**

**Market Rent: £650**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £77,500.00 and borrowing of £58,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 77,500

25% Deposit **£19,375.00**

SDLT Charge **2325**

Legal Fees **£1,000.00**

**Total Investment £22,700.00**

# 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

£ 650

| Returns Based on Rental Income       | £500     | £650    |
|--------------------------------------|----------|---------|
| Mortgage Payments on £58,125.00 @ 5% | £242.19  |         |
| Est. Building Cover (Insurance)      | £15.00   |         |
| Approx. Factor Fees                  | £0.00    |         |
| Ground Rent                          | Freehold |         |
| Letting Fees                         | £50.00   | £65.00  |
| Total Monthly Costs                  | £307.19  | £322.19 |
| Monthly Net Income                   | £193     | £328    |
| Annual Net Income                    | £2,314   | £3,934  |
| Net Return                           | 10.19%   | 17.33%  |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,634**  
Adjusted To

Net Return                      **11.60%**

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

Annual Net Income      **£2,771**  
Adjusted To

Net Return                      **12.21%**



# 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 £85,000.



£85,000

## 3 bedroom terraced house for sale

+ Add to report

Blythe Street, Wombwell, Barnsley

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2023 to 10 Jan 2024 (154 days) by Beecroft Estates, Barnsley



£70,000

## 3 bedroom terraced house for sale

+ Add to report

Blythe Street, Wombwell

NO LONGER ADVERTISED

Marketed from 12 Nov 2022 to 6 Jun 2023 (205 days) by Haybrook, Barnsley

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 2 bedroom terraced house

+ Add to report

Blythe Street, Wombwell, Barnsley, South Yorkshire, S73

NO LONGER ADVERTISED

Marketed from 17 Feb 2024 to 21 Feb 2024 (4 days) by YOUR MOVE Furness-Lyman Lettings, Wombwell



£500 pcm

## 3 bedroom house

+ Add to report

Clarks Croft, Wombwell

NO LONGER ADVERTISED

Marketed from 9 Feb 2022 to 14 Feb 2022 (4 days) by Beecroft 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.



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