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LET PROPERTY PACK

INVESTMENT INFORMATION

Bellmer Close, Barnsley, S71 2GF

211906905

() www.letproperty.co.uk





Property Description

Our latest listing is in Bellmer Close, Barnsley, S71 2GF

Get instant cash flow of ± 625 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for **£644** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

With tenants 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...

LETPR®PERTY





Bellmer Close, Barnsley, S71 2GF

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2 bedroom 1 bathroom Spacious Lounge Spacious Room

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Property Key Features

Factor Fees: 42 PM Ground Rent: TBC Lease Length: 976 years Current Rent: £625 Market Rent: £644







Kitchen





Bedrooms





Bathroom





Exterior



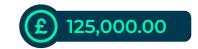






Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£31,250.00
SDLT Charge	£6,250
Legal Fees	£1,000.00
Total Investment	£38,500.00

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 ± 625 per calendar month but the potential market rent is



LETOR(I)DER

Returns Based on Rental Income	£625	£644
Mortgage Payments on £93,750.00 @ 5%	£39	0.63
Est. Building Cover (Insurance)	£15	.00
Approx. Factor Fees	42	РМ
Ground Rent	TE	BC
Letting Fees	£62.50	£64.40
Total Monthly Costs	<mark>£468.13</mark>	<mark>£470.03</mark>
Monthly Net Income	£156.88	£173.98
Annual Net Income	£1,882.50	£2,087.70
Net Return	<mark>4.89%</mark>	<mark>5.42%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£799.70** Adjusted To

Net Return

2.08%

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

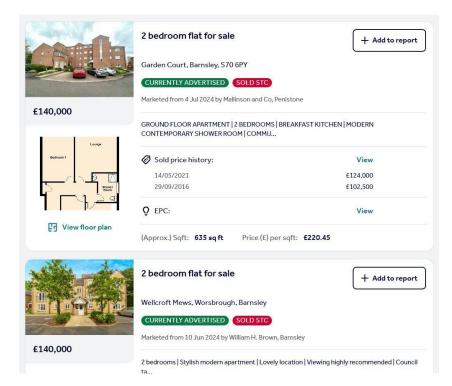
Annual Net Income **£212.70** Adjusted To

Net Return

0.55%

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 £140,000.





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 apartment	+ Add to report
	Langdale Court, Barnsley, S71 NO LONGER ADVERTISED LET AGREED	
£700 pcm	Marketed from 31 Jul 2024 to 31 Jul 2024 by Roebucks	Estate Agents, Barnsley
USACITOTIVAS	SPACIOUS APARTMENT OPEN PLAN LIVING / KITCHEN / DINER TWO BEDROOM APARTMENT EN-SUITE TO MAS	
	Sold price history:	View
Dataset	15/02/2019	£66,500
	20/01/2010	£85,000
Network Network	19/11/2004	£84,950
[] View floor plan	Ç EPC:	View
	(Approx.) Sqft: 657 sq ft Price (£) per sqft:	£1.07
THE R	2 bedroom apartment	+ Add to report
	Langdale Court, Barnsley	
	NO LONGER ADVERTISED LET AGREED	
	Marketed from 6 Jun 2024 to 16 Jul 2024 (40 days) by V	lilbuc Paraclau
6700 pcm	marketeu 11011 0 Juli 2024 to 10 Juli 2024 (40 days) by V	nibys, barnsley
£700 pcm	RENT £700 - BOND £807 - HOLDING DEPOSIT £161	
	REINTETOU - DOIND EOUT - HOLDING DEPOSITETOT	

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

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.



Current term of tenancy: Moved in within 2 years

Payment history: On time for length of tenancy





www.letproperty.co.uk

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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.

