

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bellmer Close, Barnsley,  
S71 2GF

211906905

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



Bellmer Close, Barnsley,  
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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Lounge**

**Spacious Room**

**Factor Fees: 42 PM**

**Ground Rent: TBC**

**Lease Length: 976 years**

**Current Rent: £625**

**Market Rent: £644**



# Lounge



# 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

£ 125,000.00

25% Deposit £31,250.00

SDLT Charge £6,250

Legal Fees £1,000.00

Total Investment £38,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 644



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       | £625      | £644      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £93,750.00 @ 5% | £390.63   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | 42 PM     |           |
| Ground Rent                          | TBC       |           |
| Letting Fees                         | £62.50    | £64.40    |
| Total Monthly Costs                  | £468.13   | £470.03   |
| Monthly Net Income                   | £156.88   | £173.98   |
| Annual Net Income                    | £1,882.50 | £2,087.70 |
| Net Return                           | 4.89%     | 5.42%     |



# 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.




**2 bedroom flat for sale** [+ Add to report](#)

Garden Court, Barnsley, S70 6PY

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 4 Jul 2024 by Mallinson and Co, Penistone

**£140,000**



[View floor plan](#)


GROUND FLOOR APARTMENT | 2 BEDROOMS | BREAKFAST KITCHEN | MODERN CONTEMPORARY SHOWER ROOM | COMMU...

**Sold price history:** [View](#)

|            |          |
|------------|----------|
| 14/05/2021 | £124,000 |
| 29/09/2016 | £102,500 |

**EPC:** [View](#)

(Approx.) Sqft: **635 sq ft** Price (£) per sqft: **£220.45**



**2 bedroom flat for sale** [+ Add to report](#)

Wellcroft Mews, Worsbrough, Barnsley

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 10 Jun 2024 by William H. Brown, Barnsley

**£140,000**


2 bedrooms | Stylish modern apartment | Lovely location | Viewing highly recommended | Council ta...




# 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**.



£700 pcm



[View floor plan](#)

### 2 bedroom apartment

Langdale Court, Barnsley, S71

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 31 Jul 2024 to 31 Jul 2024 by Roebucks Estate Agents, Barnsley


SPACIOUS APARTMENT | OPEN PLAN LIVING / KITCHEN / DINER | TWO BEDROOM APARTMENT | EN-SUITE TO MAS...

Sold price history: [View](#)

|            |         |
|------------|---------|
| 15/02/2019 | £66,500 |
| 20/01/2010 | £85,000 |
| 19/11/2004 | £84,950 |

EPC: [View](#)

(Approx.) Sqft: **657 sq ft** Price (£) per sqft: **£1.07**



£700 pcm

### 2 bedroom apartment

Langdale Court, Barnsley

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 6 Jun 2024 to 16 Jul 2024 (40 days) by Wilbys, Barnsley

RENT £700 - BOND £807 - HOLDING DEPOSIT £161

# 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 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.





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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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