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## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Charles Street, Blackburn, BB6

212521310

(🌐 www.letproperty.co.uk 🔵

#### **LETPR®PERTY**



#### **Property** Description

Our latest listing is in Charles Street, Blackburn, BB6

Get instant cash flow of £550 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £600 which would provide the investor a Gross Yield of 6.5% if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors por tfolio.

Don't miss out on this fantastic investment oppor tunity...







Charles Street, Blackburn, BB6

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Property Key Features

3 Bedroom 1 Bathroom Lounge and Kitchen Spacious Rooms Factor Fees: £0.00 Ground Rent: TBC Lease Length: 873 years Current Rent: £550 Market Rent: £600







## **Kitchen**





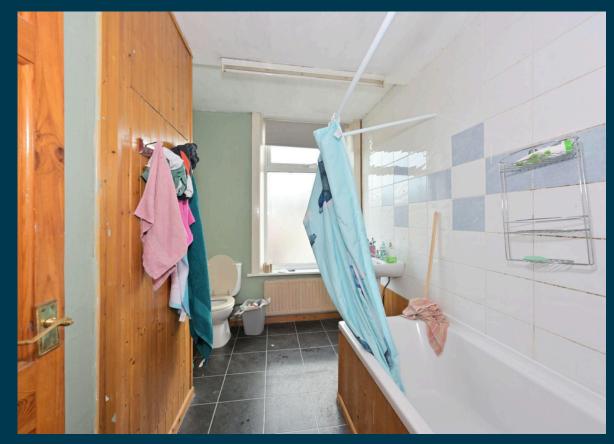
## Bedrooms





## Bathroom





### Exterior





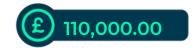
#### **Initial** Outlay



Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



#### ASSUMED PURCHASE PRICE



25% Deposit	£27,500.00
SDLT Charge	£3,300
Legal Fees	£ 1,000.00
Total Investment	£31,800.00

#### **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 £550 per calendar month but the potential market rent is



Returns Based on Rental Income	£550	£600
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	£0.00	
Ground Rent	ТВС	
Letting Fees	£55.00	£60.00
Total Monthly Costs	<mark>£413.75</mark>	<mark>£418.75</mark>
Monthly Net Income	£136.25	£181.25
Annual Net Income	<b>£1,635.00</b>	<mark>£2,175.00</mark>
Net Return	<mark>5.14%</mark>	<mark>6.84</mark> %

#### Return Stress Test Analysis Report





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

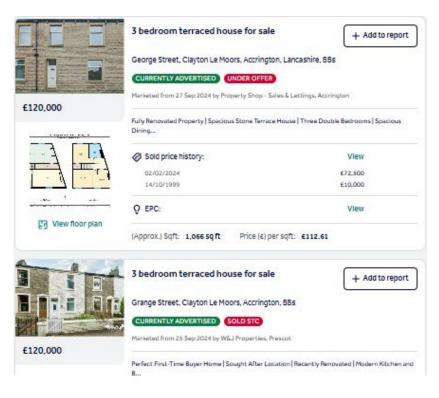
Annual Net Income	£975.00
Adjusted To	
Net Return	3.07%

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

Annual Net Income£525.00Adjusted To1.65%

#### Sale Comparables Report This report shows comparable sold properties in th

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 £120,000.00.





### **Rent Comparables Report**

This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



	3 bedroom terraced house	+ Add to report
	Clayton Street, Great Harwood, Blackburn, BBs	
	NO LONGER ADVERTISED	
171519	Marketed from 9 Apr 2022 to 20 May 2022 (40 days) by	OpenRent, London
£600 pcm	No Agent Fees   Property Reference Number: 1363855	
	3 bedroom terraced house	+ Add to report
1 T	Ribble Avenue, Great Harwood, Blackburn	
	NO LONGER ADVERTISED (LET AGREED)	
	Marketed from 6 Oct 2021 to 29 Nov 2021 (53 days) by	y Keenans Estate Agents, Burnley
£600 pcm	Beautiful Mid Terrace Property [ Three Spacious Room	Concernus Lining Areass Three Bines
	Beautiful and arrace Property ( Three spacidus room	a Lower or a covery wear Lanse Lance

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

Payment history: On time for length of tenancy

Current term of tenancy: 5 years+

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.







#### Charles Street, Blackburn, BB6

212521310

# 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.

