


LET PROPERTY PACK

INVESTMENT INFORMATION

Charles Street, Blackburn,
BB6

212521310

 www.letproperty.co.uk





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 ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



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

Lounge



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

£ 110,000.00

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	TBC	
Letting Fees	£55.00	£60.00
Total Monthly Costs	£413.75	£418.75
Monthly Net Income	£136.25	£181.25
Annual Net Income	£1,635.00	£2,175.00
Net Return	5.14%	6.84%

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	£525.00
Adjusted To	
Net Return	1.65%

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 £120,000.00.



3 bedroom terraced house for sale [+ Add to report](#)


George Street, Clayton Le Moors, Accrington, Lancashire, BB5

CURRENTLY ADVERTISED **UNDER OFFER**

Marketed from 27 Sep 2024 by Property Shop - Sales & Lettings, Accrington

Fully Renovated Property | Spacious Stone Terrace House | Three Double Bedrooms | Spacious Dining...

£120,000




[View floor plan](#)

Sold price history: [View](#)

02/02/2024	£72,500
14/10/1999	£10,000

EPC: [View](#)

(Approx.) Sqft: **1,066 sq ft** Price (£) per sqft: **£112.61**



3 bedroom terraced house for sale [+ Add to report](#)

Grange Street, Clayton Le Moors, Accrington, BB5

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 25 Sep 2024 by W&J Properties, Prescott



Perfect First-Time Buyer Home | Sought After Location | Recently Renovated | Modern Kitchen and B...

£120,000

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**.



 <p>£600 pcm</p>	<p>3 bedroom terraced house</p> <p>Clayton Street, Great Harwood, Blackburn, BB5</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 9 Apr 2022 to 20 May 2022 (40 days) by OpenRent, London</p> <p>No Agent Fees Property Reference Number: 1363855</p> <p>+ Add to report</p>
 <p>£600 pcm</p>	<p>3 bedroom terraced house</p> <p>Ribble Avenue, Great Harwood, Blackburn</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 6 Oct 2021 to 29 Nov 2021 (53 days) by Keenans Estate Agents, Burnley</p> <p>Beautiful Mid Terrace Property Three Spacious Rooms Generous Living Areas Three Piece Bathr...</p> <p>+ Add to report</p>

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: **5 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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