

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Samuel Street, Preston,  
PR1 4YL

212068646

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





## Property Description

Our latest listing is in Samuel Street, Preston, PR1 4YL

Get instant cash flow of **£624** per calendar month with a **13.6%** Gross Yield for investors.

This property has a potential to rent for **£624** which would provide the investor a Gross Yield of **13.6%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Samuel Street, Preston,  
PR1 4YL

212068646



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Room**

**Large Kitchen**

**Factor Fees: TBC**

**Ground Rent: £1 pm**

**Lease Length: 86 years**

**Current Rent: £624**



# Lounge

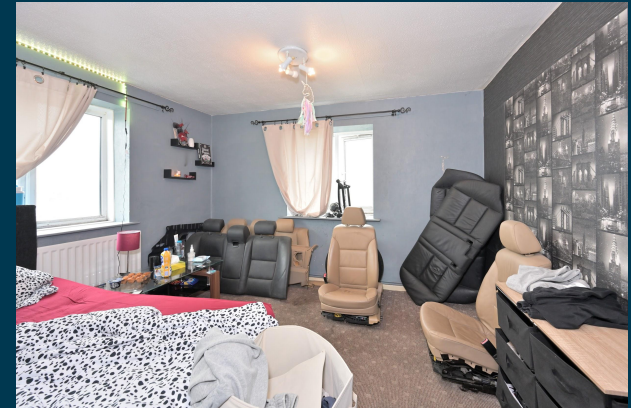




# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 55,000.00**

25% Deposit	<b>£13,750.00</b>
SDLT Charge	<b>£2,750</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£17,500.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £624 per calendar month



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	£624	£624
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£1.00	
Letting Fees	£62.40	£62.40
Total Monthly Costs	£250.28	£250.28
Monthly Net Income	£373.73	£373.73
Annual Net Income	£4,484.70	£4,484.70
Net Return	25.63%	25.63%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,236.70**  
Adjusted To

Net Return                      **18.50%**

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

Annual Net Income      **£3,671.70**  
Adjusted To

Net Return                      **20.98%**

# 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 £79,950.



**£79,950**

### 3 bedroom flat for sale


Stonyhurst Road, Town Centre, Blackburn

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

Marketed from 31 Oct 2024 by Crown Estate & Letting Agents, Blackburn

FIRST FLOOR APARTMENT | THREE BEDROOMS | FULLY MODERNISED THROUGHOUT NEW CARPETS | NEW KITCHEN | ...

+ Add to report



**£70,000**

### 3 bedroom flat for sale

Preston New Road, Blackburn, Lancashire, BB2 6BN

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 18 Jan 2024 to 25 Apr 2024 (97 days) by Pattinson Estate Agents, Auction

Being Sold via Secure Sale Online Bidding. Terms & Conditions apply. | Beautiful Modern Apartment...

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

## 3 bedroom flat

+ Add to report

Eaves Lane, Chorley

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 May 2024 to 4 Jul 2024 (54 days) by Ben Rose, Chorley

Three Bedroom | First Floor Apartment | Centrally Located | Rental | Fully Renovated | Must Be Vi...



£675 pcm

## 3 bedroom flat

+ Add to report

Taylor Buildings, Langho, BB6

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 May 2024 to 18 Jul 2024 (57 days) by Stones Young Estate and Letting Agents, Blackburn

\*RECENTLY RENOVATED THREE BEDROOM APARTMENT IN LANGHO\* Located in the centre of Langho, this firs...



# 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: **4 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.



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

Samuel Street, Preston, PR1 4YL

212068646

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.



**LETPROPERTY**