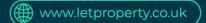


LET PROPERTY PACK

INVESTMENT INFORMATION

Brampton Road, Wombwell, Barnsley, S73 OQY

212197192











Property Description

Our latest listing is in Brampton Road, Wombwell, Barnsley, S73 0QY

Get instant cash flow of £4,025 per calendar month with a 6.0% Gross Yield for investors.

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...







Brampton Road, Wombwell, Barnsley, S73 OQY

212197192



12 Bedrooms

8 Bathrooms

Allocated Parking Available

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £4,025

Lounge





Kitchen





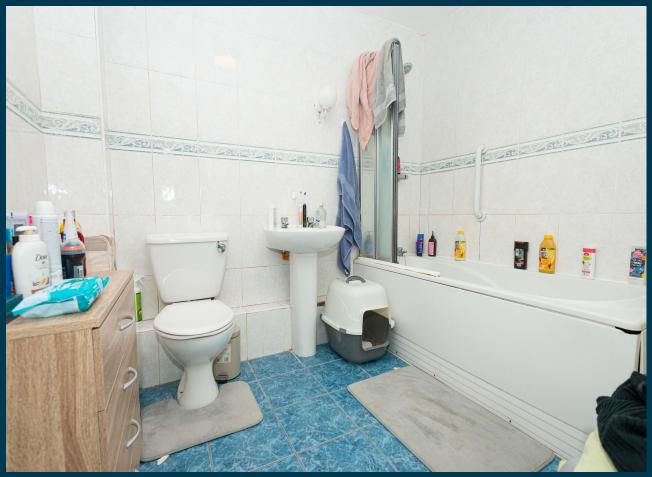
Bedrooms





Bathroom





Exterior







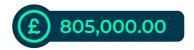
Initial Outlay





Figures based on assumed purchase price of £805,000.00 and borrowing of £603,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£201,250.00**

SDLT Charge £70,500

Legal Fees £1,000.00

Total Investment £272,750.00

Projected Investment Return



The monthly rent of this property is currently set at £4,025 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	£4,025
Mortgage Payments on £603,750.00 @ 5%	£2,515.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£402.50
Total Monthly Costs	£2,933.13
Monthly Net Income	£1,091.88
Annual Net Income	£13,102.50
Net Return	4.80%

Return Stress Test Analysis Report





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

Annual Net Income

£5,052.50

Adjusted To

Net Return

1.85%

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

Annual Net Income

£1,027.50

Adjusted To

Net Return

0.38%

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: **Moved in** within the last 2 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.





Interested in this property investment?

Call us on **0141 478 0985**



Brampton Road, Wombwell, Barnsley, S73 0QY

212197192

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.

