

LET PROPERTY PACK

INVESTMENT INFORMATION

Dean Street, Burnley BB11

212522363

 www.letproperty.co.uk





Property Description

Our latest listing is in Dean Street, Burnley BB11

Get instant cash flow of **£433** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **13.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Dean Street, Burnley BB11

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Property Key Features

2 Bedrooms

1 Bathroom

Modern Lounge and Kitchen

Patio

Factor Fees: £0

Ground Rent: TBC

Lease Length: 841 years

Current Rent: £433

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £50,000.00 and borrowing of £37,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 57,000

25% Deposit	£12,500.00
SDLT Charge	1500
Legal Fees	£1,000.00
Total Investment	£15,000.00

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 £433 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£433	£550
Mortgage Payments on £37,500.00 @ 5%	£156.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£43.30	£55.00
Total Monthly Costs	£214.55	£226.25
Monthly Net Income	£218	£324
Annual Net Income	£2,621	£3,885
Net Return	17.48%	25.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,785**
Adjusted To

Net Return **18.57%**

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

Annual Net Income **£3,135**
Adjusted To

Net Return **20.90%**

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 £70,000.



£70,000

2 bedroom apartment for sale

+ Add to report

Lisbon Drive, Burnley

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Mar 2023 to 8 Mar 2024 (350 days) by Keenans Estate Agents, Burnley



£45,000

2 bedroom terraced house for sale

+ Add to report

Queensberry Road, Burnley

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 27 Aug 2021 to 13 Oct 2021 (47 days) by Duckworths Estate Agents, Burnley

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**.



£600 pcm

2 bedroom terraced house

Nairne Street, Burnley, BB11 4BT

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2023 to 18 Aug 2023 (18 days) by Bridgfords Lettings, Burnley

+ Add to report



£450 pcm

2 bedroom terraced house

Coal Clough Lane, Burnley, BB11

NO LONGER ADVERTISED

Marketed from 1 Jul 2022 to 5 Aug 2022 (34 days) by Rent UK Property Services, Middlesbrough

+ Add to report

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: **5 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.



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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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