


LET PROPERTY PACK

INVESTMENT INFORMATION

Clough Gardens,
Haslingden, BB4

211814504

 www.letproperty.co.uk





Property Description

Our latest listing is in Clough Gardens, Haslingden, BB4

Get instant cash flow of **£650** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **6.0%** 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...



Clough Gardens,
Haslingden, BB4

211814504



Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £100 pm

Ground Rent: £8 pm

Lease Length: 980 years

Current Rent: £650

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £113,000.00 and borrowing of £84,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 113,000.00

25% Deposit	£28,250.00
SDLT Charge	£5,650
Legal Fees	£ 1,000.00
Total Investment	£34,900.00

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 £650 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£650	£700
Mortgage Payments on £84,750.00 @ 5%	£353.13	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£8.00	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£541.13	£546.13
Monthly Net Income	£108.88	£153.88
Annual Net Income	£1,306.50	£1,846.50
Net Return	3.74%	5.29%

Return Stress Test Analysis Report



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

Annual Net Income **£446.50**

Adjusted To

Net Return **1.28%**

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

Annual Net Income **£247.50**


Adjusted To

Net Return **0.71%**

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 £150,000.00.



2 bedroom terraced house for sale


East View, Accrington, BB5

NO LONGER ADVERTISED **SOLD STC**

Marketed from 20 Jun 2024 to 30 Sep 2024 (102 days) by Duckworths Estate Agents, Accrington

Beautiful view | Close to motorway links | Off road parking | Quiet and peaceful location | Master...

£150,000




[View floor plan](#)

EPC: [View](#)

(Approx.) Sqft: **969 sq ft** Price (£) per sqft: **£154.84**

[+ Add to report](#)



2 bedroom terraced house for sale

East View, Rising Bridge

NO LONGER ADVERTISED

Marketed from 1 Sep 2023 to 10 Jan 2024 (131 days) by Keenans Estate Agents, Accrington

Freehold Property | Council Tax Band A | EPC Rating: C | All in Room | Beautifully Presented | Off...



£150,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£700 pcm</p>	<div>2 bedroom terraced house</div> <div>+ Add to report</div> <div>Hope Street, Haslingden, Rossendale, BB4</div> <div>NO LONGER ADVERTISED LET AGREED</div> <div>Marketed from 1 May 2024 to 22 May 2024 (21 days) by Reeds Rains Lettings, Ramsbottom</div> <div>Two bed mid terrace Convenient to local amenities, schools, shops and transport links. Dining...</div> <div><div>Sold price history:</div><div><div>View</div><table><tr><td>15/03/2024</td><td>£70,000</td></tr><tr><td>08/07/2005</td><td>£56,500</td></tr><tr><td>16/04/2004</td><td>£39,000</td></tr></table></div></div> <div><div>EPC:</div><div>View</div></div> <div>(Approx.) Sqft: 700 sq ft Price (£) per sqft: £1.00</div>	15/03/2024	£70,000	08/07/2005	£56,500	16/04/2004	£39,000
15/03/2024	£70,000						
08/07/2005	£56,500						
16/04/2004	£39,000						
 <p>£700 pcm</p>	<div>2 bedroom apartment</div> <div>+ Add to report</div> <div>Clough Gardens, Haslingden, Rossendale</div> <div>NO LONGER ADVERTISED LET AGREED</div> <div>Marketed from 21 Feb 2024 to 25 Mar 2024 (33 days) by Keenans Estate Agents, Seinton</div> <div>Ground Floor Apartment Two Bedrooms Fitted Kitchen Spacious Reception Room Three Piece Sh...</div>						

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.



Clough Gardens, Haslingden, BB4

211814504

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.

