


LET PROPERTY PACK

INVESTMENT INFORMATION

Hollins Road, Nelson, BB9

214067113

 www.letproperty.co.uk





Property Description

Our latest listing is in Hollins Road, Nelson, BB9

Get instant cash flow of **£508** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£697** which would provide the investor a Gross Yield of **6.1%** 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...



Hollins Road, Nelson, BB9

214067113



Property Key Features

3 bedrooms

1 bathroom

Well Maintained Property

Spacious Rooms

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £508

Market Rent: £697

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
Total Investment	£42,400.00

Projected Investment Return



The monthly rent of this property is currently set at £508 per calendar month but the potential market rent is

£ 697



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	£508	£697
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.80	£69.70
Total Monthly Costs	£497.05	£515.95
Monthly Net Income	£10.95	£181.05
Annual Net Income	£131.40	£2,172.60
Net Return	0.31%	5.12%

Return Stress Test Analysis Report



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

Annual Net Income **£778.60**
Adjusted To

Net Return **1.84%**

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

Annual Net Income **£102.60**
Adjusted To

Net Return **0.24%**

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 £145,000.



£145,000

3 bedroom house for sale

+ Add to

Hollins Road, Nelson, BB9

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Sep 2023 to 7 Mar 2024 (167 days) by Duckworths Estate Agents, Burnley



£144,950

3 bedroom semi-detached house for sale

+ Add to r

Hollins Road, Nelson

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Mar 2021 to 30 Jun 2021 (99 days) by Hilton & Horsfall Estate Agents, Barrowfon

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom end of terrace house

Fulham Street, Burnley, BB9

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 May 2024 to 1 Jul 2024 (39 days) by Bridgfords Lettings, Burnley

+ Add to report

£725 pcm



3 bedroom end of terrace house

Hallam Road, Nelson, BB9

NO LONGER ADVERTISED

Marketed from 8 Nov 2021 to 11 Nov 2021 (3 days) by OpenRent, London

+ Add to report

£550 pcm

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.



www.letproperty.co.uk

Hollins Road, Nelson, BB9

214067113

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