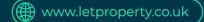


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

St. Matthew Street, Burnley, BB11

213305112











## **Property Description**

Our latest listing is in St. Matthew Street, Burnley, BB11

Get instant cash flow of £1,760 per calendar month with a 13.1% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...









4 bedroom

3 bathroom

**Spacious Room** 

**Ensuite** 

Factor Fees: £0.00

**Ground Rent: tbc** 

Lease Length: tbc

Current Rent: £1,760

St. Matthew Street, Burnley, BB11

213305112

# Kitchen





## **Bedrooms**





# Bathroom





## **Exterior**









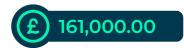
## **Initial Outlay**





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£40,250.00** 

SDLT Charge £8,050

Legal Fees £1,000.00

Total Investment £49,300.00

#### **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.

Returns Based on Rental Income	£1,760
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	tbc
Letting Fees	£176.00
Total Monthly Costs	£694.13
Monthly Net Income	£1,065.88
Annual Net Income	£12,790.50
Net Return	<b>25.94</b> %

### Return Stress Test Analysis Report





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

Annual Net Income

-£6,217.50

Adjusted To

Net Return

-12.61%

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

Annual Net Income

-£8,632.50

Adjusted To

Net Return

-17.51%

#### 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 £167,000.



3 bedroom semi-detached bungalow for sale

+ Add to report

St. Matthew Street, Burnley

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Apr 2024 to 22 Jul 2024 (95 days) by Fardella & Bell Ltd, Burnley





+ Add to report

£120,000

St. Matthew Street, Burnley

NO LONGER ADVERTISED

Marketed from 22 Nov 2022 to 22 Sep 2023 (303 days) by Duckworths Estate Agents, Burnley

#### **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** 



St. Matthew Street, Burnley, BB11



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.