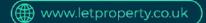


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Barleyfield, Clayton Brook, Bamber Bridge, Clayton-le-Woods, Preston PR5

213996314











### **Property Description**

Our latest listing is in Barleyfield, Clayton Brook, Bamber Bridge, Clayton-le-Woods, Preston PR5

Get instant cash flow of £450 per calendar month with a 7.8% Gross Yield for investors.

This property has a potential to rent for £625 which would provide the investor a Gross Yield of 10.9% 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...







Barleyfield, Clayton Brook, Bamber Bridge, Clayton-le-Woods, Preston PR5

213996314



**Studio Flat** 

**Modern and Good Condition** 

**Allocated Parking** 

**Rear Garden Space** 

Factor Fees: £45 pm

Ground Rent: £45 pm

Lease Length: 76 years

**Current Rent: £450** 

Market Rent: £625

# Lounge/Bedroom









# Kitchen









# Bathroom









## **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£17,250.00** 

SDLT Charge 2070

Legal Fees £1,000.00

Total Investment £20,320.00

## **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 £450 per calendar month but the potential market rent is



Returns Based on Rental Income	£450	£625
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£45.00	
Ground Rent	£45.00	
Letting Fees	£45.00	£62.50
Total Monthly Costs	£365.63	£383.13
Monthly Net Income	£84	£242
Annual Net Income	£1,013	£2,903
Net Return	4.98%	14.28%

## **Return Stress Test Analysis** Report





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

Annual Net Income £1,653

**Adjusted To** 

Net Return 8.13%

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

Annual Net Income

£2,408

Adjusted To

Net Return

11.85%

## 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 £85,000.



£85,000

#### 1 bedroom mews house for sale

+ Add to report

Barleyfield, Clayton Brook

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Mar 2022 to 11 Nov 2022 (242 days) by Easy Home Lets & Sales, Coppull



£60,000

#### 1 bedroom flat for sale

+ Add to report

Barleyfield, Bamber Bridge

NO LONGER ADVERTISED

Marketed from 18 Jul 2024 to 10 Oct 2024 (83 days) by Guildhall Residential Sales, Preston

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at Let Property Management.



1 bedroom semi-detached house

+ Add to report

Barleyfield, Preston

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Aug 2024 to 30 Sep 2024 (37 days) by HLGB, Warrington

£695 pcm



£425 pcm

Studio apartment

+ Add to report

Barleyfield, Preston

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Aug 2024 to 6 Sep 2024 (25 days) by Berkeley Shaw Real Estate, Crosby

#### **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: 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** 



Barleyfield, Clayton Brook, Bamber Bridge, Clayton-le-Woods, Preston PR5

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.

