

LET PROPERTY PACK

INVESTMENT INFORMATION

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

213996314

 www.letproperty.co.uk





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



Property Key Features

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





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

£ 69,000

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

£ 625

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

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

+ Add to report



£60,000

1 bedroom flat for sale

Barleyfield, Bamber Bridge

NO LONGER ADVERTISED

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

+ Add to report

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**.



£695 pcm

1 bedroom semi-detached house

Barleyfield, Preston

NO LONGER ADVERTISED

LET AGREED

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

+ Add to report



£425 pcm

Studio apartment

Barleyfield, Preston

NO LONGER ADVERTISED

LET AGREED

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

+ 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: **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.



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Clayton-le-Woods, Preston PR5

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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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