

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bamber Bridge,  
Clayton-le-Woods, Preston  
PR5 8JJ

214387491

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bamber Bridge, Clayton-le-Woods, Preston PR5 8JJ

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.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

Don't miss out on this fantastic investment opportunity...



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Clayton-le-Woods,  
Preston PR5 8JJ

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## Property Key Features

**Studio Flat**

**Driveway**

**Rear Garden Space**

**Modern and Good Condition**

**Factor Fees: £43 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

£ 69,000.00

25% Deposit	£17,250.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£21,700.00



# Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 625



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	£450	£625
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£43.00	
Ground Rent	£45.00	
Letting Fees	£45.00	£62.50
Total Monthly Costs	£363.63	£381.13
Monthly Net Income	£86.38	£243.88
Annual Net Income	£1,036.50	£2,926.50
Net Return	4.78%	13.49%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,676.50**  
Adjusted To

Net Return                      **7.73%**

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

Annual Net Income      **£2,431.50**  
Adjusted To

Net Return                      **11.21%**

# 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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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**