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LET PROPERTY PACK

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INVESTMENT INFORMATION

Beech Street, Burnley, BB12

214570100

🌐 www.letproperty.co.uk 🕽

LETPR[®]**PERTY**



Property Description

Our latest listing is in Beech Street, Burnley, BB12

Get instant cash flow of ± 525 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

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

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







Beech Street, Burnley, BB12

214570100

3 Bedroom Fac 1 Bathroom Gro Lounge and Kitchen Lea Spacious Room Cu

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Property Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: 867 years Current Rent: £525 Market Rent: £600







Kitchen





Bedrooms





Bathroom





Exterior





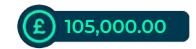
Initial Outlay



Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



ASSUMED PURCHASE PRICE



25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£32,500.00

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 £525 per calendar month but the potential market rent is



Returns Based on Rental Income	£525	£600
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	т	BC
Ground Rent	твс	
Letting Fees	£52.50	£60.00
Total Monthly Costs	£395.63	£403.13
Monthly Net Income	£129.38	£196.88
Annual Net Income	£1,552.50	£2,362.50
Net Return	<mark>4.78%</mark>	<mark>7.27%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£1,162.50** Adjusted To

Net Return 3.58%

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

Annual Net Income **£787.50** Adjusted To

Net Return

2.42%

Sale Comparables Report



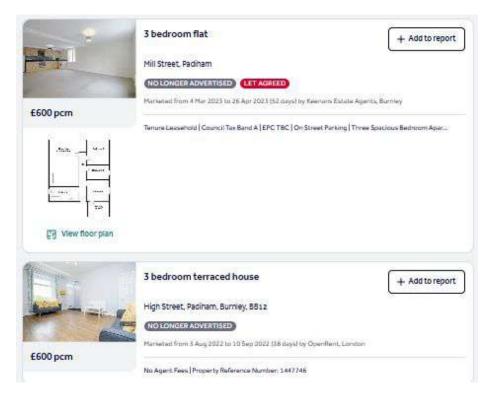
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £110,000.00.

Same a	3 bedroom terraced house for sale	+ Add to report
17 P. L. L.	Green Street, Padinam, Burniey	
1-	CURRENTLY ADVERTISED SOLD STO Marketed From 5 Feb 2025 by Reenans Estate Agenta, Burrley	
£110,000	Beautifully Presented Mid Terrace Property Three Bedrooms Thre	ee Piece Bathroom Salte Contem_
F-1 (F-1	Sold price history:	View
	31/03/2023 16/11/2007	£100.000 £72,500
[_] [-]	Q EPC:	Vlew
23 View floor plan	(Approx.) Sqft: 1,163 sq ft Price (e) per sqft: 694.62	
	3 bedroom terraced house for sale	+ Add to report
	Albert Street, Padinam, Lancashire, 8812	
	CURRENTLY ADVERTISED SOLD STC Markelad from 2.3 Oct 2024 by Pendle Hill Properties, Read	
£110,000	THREE BEDROOM)**CHAIN FREE** [CLOSE TO LOCAL AMENITI	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



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



Standard Tenancy Agreement In Place: **Yes**





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.



Current term of tenancy: 5 years +

Payment history: On time for length of tenancy





Beech Street, Burnley, BB12

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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.

