

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Brierley Street, Bury, BL9 9HW

212427681











### **Property Description**

Our latest listing is in Brierley Street, Bury, BL9 9HW

Get instant cash flow of £925 per calendar month with a 6.5% Gross Yield for investors.

This property has a potential to rent for £1,050 which would provide the investor a Gross Yield of 7.3% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Brierley Street, Bury, BL9 9HW



2 Bedrooms

1 Bathroom

**Front Porch** 

**Rear Garden Space** 

Factor Fees: £0

Ground Rent: £1 pm

Lease Length: 855 years

**Current Rent: £925** 

Market Rent: £1,050

21242768

## Lounge









## Kitchen









# Bedrooms









## **Bathroom**







## **Exterior**









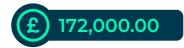
## **Initial Outlay**





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£43,000.00** 

SDLT Charge £9,540

Legal Fees £1,000.00

Total Investment £53,540.00

### **Projected Investment Return**



The monthly rent of this property is currently set at £925 per calendar month but the potential market rent is





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	£925	£1,050
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.00	
Letting Fees	£92.50	£105.00
Total Monthly Costs	£646.00	£658.50
Monthly Net Income	£279.00	£391.50
Annual Net Income	£3,348.00	£4,698.00
Net Return	6.25%	8.77%

## Return Stress Test Analysis Report





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

Annual Net Income

£2,598.00

Adjusted To

Net Return

4.85%

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

Annual Net Income

£2,130.00

Adjusted To

Net Return

**3.98**%

## 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 £180,000.



2 bedroom terraced house for sale

+ Add to report

Brierley Street, Bury, Greater Manchester, BL9

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 May 2023 to 26 Jan 2024 (243 days) by Your Move, Bury





+ Add to report



£145,000

Brierley Street, Bury, Lancashire, BL9

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Aug 2021 to 14 Jan 2022 (154 days) by Miller Metcalfe, Bury

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,095 based on the analysis carried out by our letting team at Let Property Management.



£1,095 pcm

#### 2 bedroom semi-detached house

+ Add to report

Inman Street, Bury, BL9

NO LONGER ADVERTISED

Marketed from 2 Sep 2024 to 26 Sep 2024 (23 days) by OpenRent, London



£925 pcm

#### 2 bedroom house

+ Add to report

Brierley Street, Bury

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jul 2024 to 29 Aug 2024 (41 days) by Entwistle Green, Bury

### **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** 



Brierley Street, Bury, BL9 9HW



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.