

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Barnsley Road, Barnsley,  
S73

217112898

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





## Property Description

Our latest listing is in Barnsley Road, Barnsley, S73

Get instant cash flow of **£1,125** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£1,270** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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## Property Key Features

A Portfolio of Commercial Units

2 Bathrooms

Large Primary Business Areas

Kitchen Spaces

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,125

Market Rent: £1,270



# Primary Business Areas





# Kitchen



# Bathroom





# Exterior







Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 149,000.00

25% Deposit	£37,250.00
SDLT Charge	£7,930
Legal Fees	£1,000.00
Total Investment	£46,180.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,125 per calendar month but the potential market rent is

£ 1,270



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	£1,125	£1,270
Mortgage Payments on £111,750.00 @ 5%	£465.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£112.50	£127.00
Total Monthly Costs	£593.13	£607.63
Monthly Net Income	£531.88	£662.38
Annual Net Income	£6,382.50	£7,948.50
Net Return	13.82%	17.21%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,408.50**  
Adjusted To

Net Return                      **11.71%**

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

Annual Net Income      **£5,713.50**  
Adjusted To

Net Return                      **12.37%**



# 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 £220,000.



£220,000

## 3 bedroom detached house for sale

+ Add to report

Barnsley Road, Wombwell, Barnsley, South Yorkshire, S73

CURRENTLY ADVERTISED

SOLD STC

Marketed from 7 Nov 2024 by YOUR MOVE Furness-Lyman, Wombwell

Your Move are excited to offer to the market this decentively spacious three bedroom detached pro



£160,000

## 2 bedroom house for sale

+ Add to report

Barnsley Road, Wombwell, Barnsley, S73

CURRENTLY ADVERTISED

Marketed from 17 Oct 2024 by Trigglets Estates, Hoyland

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

## 4 bedroom detached house

Dartree Walk, Darfield

NO LONGER ADVERTISED

Marketed from 20 Sep 2024 to 16 Oct 2024 (26 days) by Beecroft Estates, Barnsley

+ Add to report



£1,600 pcm

## 4 bedroom detached house

Haigh Court, Brampton Bierlow, S63

NO LONGER ADVERTISED

Marketed from 26 Mar 2025 to 3 Apr 2025 (7 days) by Trigglets Estates, Hoyland

+ 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: **5 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**