

LET PROPERTY PACK

INVESTMENT INFORMATION

Beech Street, Barnsley, S70
4HT

214053789

 www.letproperty.co.uk





Property Description

Our latest listing is in Beech Street, Barnsley, S70 4HT

Get instant cash flow of **£625** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£810** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Beech Street, Barnsley,
S70 4HT

214053789



Property Key Features

3 Bedrooms

1 Bathroom

Good Condition

Parking is available at both the side and front of the house

Includes a basement, offering additional space/storage

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £625

Market Rent: £810

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 810



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	£625	£810
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£62.50	£81.00
Total Monthly Costs	£490.00	£508.50
Monthly Net Income	£135.00	£301.50
Annual Net Income	£1,620.00	£3,618.00
Net Return	3.98%	8.88%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,998.00**
Adjusted To

Net Return **4.90%**

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

Annual Net Income **£1,638.00**
Adjusted To

Net Return **4.02%**

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 £140,000.



£140,000

3 bedroom semi-detached house for sale

+ Add to report

Shaw Lane, Barnsley, S70

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jul 2023 to 6 Mar 2024 (231 days) by Whitegates, Barnsley

SEMI-DETACHED HOUSE | THREE BEDROOMS | GARAGE AND PARKING | CLOSE TO TOWN CENTRE | GREAT FAMILY H...



£135,000

3 bedroom semi-detached house for sale

+ Add to report

Kingwell Crescent, Barnsley, S70

NO LONGER ADVERTISED

Marketed from 19 Jul 2023 to 1 Feb 2024 (196 days) by Strike, Yorkshire

Sought after location | close to amenities | first time buyers welcome | No chain | investment | ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom semi-detached house

Agnes Road, Barnsley, S70

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 May 2024 to 15 Aug 2024 (97 days) by Roebucks Estate Agents, Barnsley

THREE BEDROOM SEMI-DETACHED PROPERTY | PERFECT FAMILY HOME | MODERN THROUGHOUT | CLOSE TO BARNSELE...

+ Add to report



£800 pcm

3 bedroom semi-detached house

Racecommon Road, Barnsley, S70 6LX

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Nov 2024 to 19 Dec 2024 (44 days) by Lancasters Property Services, Penistone

SEMI-DETACHED PROPERTY | THREE BEDROOMS | WELL PRESENTED | RECENTLY DECORATED | ENCLOSED GARDEN |...

+ 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: **3 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.



www.letproperty.co.uk

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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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