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LET PROPERTY PACK

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INVESTMENT INFORMATION

Montague Street, Barnsley, S72 & Pontefract Road, Cudworth, Barnsley

214522403

🌐 www.letproperty.co.uk 🤇





Property Description

Our latest listing is in Montague Street, Barnsley, S72 & Pontefract Road, Cudworth, Barnsley

Get instant cash flow of £1,150 per calendar month with a 5.5% Gross Yield for investors.

This property has a potential to rent for £1,400 which would provide the investor a Gross Yield of 6.6% 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...

LE7PR®PERTY





Montague Street, Barnsley, S72 & Pontefract Road, Cudworth, Barnsley

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4 bedrooms 2 bathrooms Spacious Kitchen Three Piece Bathroom

Property Key Features

Factor Fees: tbc Ground Rent: tbc Lease Length: tbc Current Rent: £1,150 Market Rent: £1,400







Kitchen









Bedrooms





Bathroom





Exterior





Initial Outlay





Figures based on assumed purchase price of £253,000.00 and borrowing of £189,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£63,250.00
SDLT Charge	£15,300
Legal Fees	£1,000.00
Total Investment	£79,550.00

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 £1,150 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,150	£1,400
Mortgage Payments on £189,750.00 @ 5%	£790.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£115.00	£140.00
Total Monthly Costs	£920.63	£945.63
Monthly Net Income	£229.38	£454.38
Annual Net Income	£2,752.50	£5,452.50
Net Return	<mark>3.46%</mark>	<mark>6.85%</mark>

Return Stress Test Analysis Report





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

Annual Net Income	£2,652.50
Adjusted To	

Net Return 3.33%

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

Annual Net Income **£1,657.50** Adjusted To

Net Return

2.08%

Sale Comparables Report



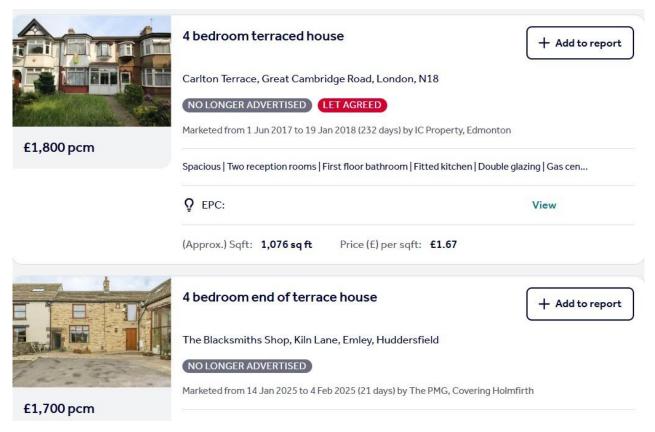
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £280,000.

	4 bedroom terraced house for sale	+ Add to report	
	Park Grove, Barnsley, South Yorkshire		
C280.000	NO LONGER ADVERTISED Marketed from 1 Oct 2020 to 15 Oct 2020 (13 days) by Express Estate Agency, Nationwide		
£280,000	5 Bedrooms Spacious Kitchen Large Open Plan Living/Dining Room Arrange	ed Over 4 Floors Lar	
	Ç EPC:	View	
	(Approx.) Sqft: 2,347 sq ft Price (£) per sqft: £119.33		
	4 bedroom terraced house for sale	+ Add to report	
	Park Grove, Barnsley, S70 1QE		
	NO LONGER ADVERTISED Marketed from 9 Dec 2019 to 30 Sep 2020 (295 days) by Hunters, Barnsley		
£280.000			

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,80<mark>0 based on the analysis carried out by our letting team at **Let Property Management**.</mark>





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 Current term of tenancy: Moved in within the last 2 years

Payment history: On time for length of tenancy

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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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.

Interested in this property investment?

Call us on 0141 478 0985

