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LET PROPERTY PACK

INVESTMENT INFORMATION

Clyde Street, Barnsley, S71

216695596

(www.letproperty.co.uk

LETPR®PERTY





Property Description

Our latest listing is in Clyde Street, Barnsley, S71

Get instant cash flow of £570 per calendar month with a 7.0% Gross Yield for investors.

This property has a potential to rent for £635 which would provide the investor a Gross Yield of 7.8% 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...

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2 bedroom 1 bathroom Spacious Room Parking Space Available

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Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £570 Market Rent: £635

Lounge





Kitchen





Bedrooms





Bathroom





Exterior



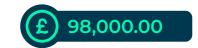






Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

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 £570 per calendar month but the potential market rent is



£570	£635
£306.25	
£15.00	
ТВС	
Freehold	
£57.00	£63.50
£378.25	£384.75
£191.75	£250.25
£2,301.00	£3,003.00
<mark>7.57%</mark>	<mark>9.88%</mark>
	£30 £15 TE Free £57.00 £378.25 £191.75 £2,301.00



Return Stress Test Analysis Report





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

Annual Net Income **£1,733.00** Adjusted To

Net Return 5.70%

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

Annual Net Income **£1,533.00** Adjusted To

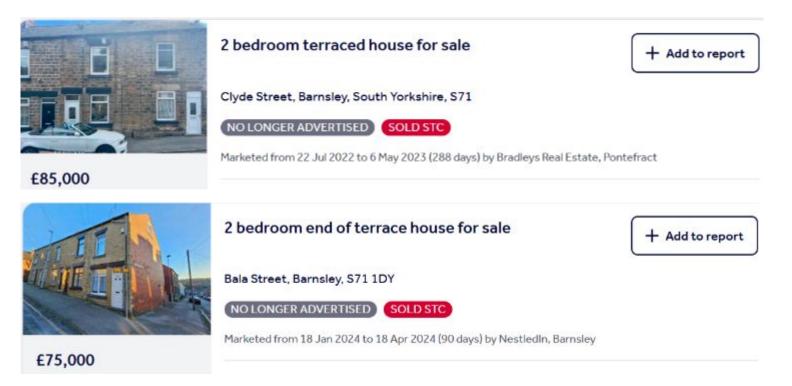
Net Return

5.04%

Sale Comparables Report

LETPROPERTY

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 £85,000.



Rent Comparables Report

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



£650 pcm

£650 pcm

2 bedroom house

Oakwell Terrace, Barnsley, UK, S71

NO LONGER ADVERTISED

Marketed from 11 Sep 2023 to 13 Sep 2023 (2 days) by Linley & Simpson, Sheffield



2 bedroom terraced house

Oakwell, Barnsley, S71 1EG

NO LONGER ADVERTISED

Marketed from 19 Sep 2024 to 2 Oct 2024 (12 days) by Habodel Property Services Ltd, Doncaster







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





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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.

