

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Back Church Street, Great  
Harwood, Blackburn, BB6  
7NF

216374450

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





## Property Description

Our latest listing is in Back Church Street, Great Harwood, Blackburn, BB6 7NF

Get instant cash flow of **£515** per calendar month with a **6.87%** Gross Yield for investors.

This property has a potential to rent for **£581** which would provide the investor a Gross Yield of **7.75%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Back Church Street, Great  
Harwood, Blackburn, BB6  
7NF

216374450



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**On-street parking**

**Private rear garden**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £515**

**Market Rent: £581**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 104,000.00

25% Deposit

**£26,000.00**

Stamp Duty ADS @ 8%

**[Field - Stamp Duty ADS @ 8%]**

LBTT Charge

**[Field - LBTT Charge]**

Legal Fees

**£1,000.00**

Total Investment

**£32,200.00**



# Projected Investment Return



The monthly rent of this property is currently set at £515 per calendar month but the potential market rent is

£ 581



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	£515	£581
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£51.50	£58.10
Total Monthly Costs	£391.50	£398.10
Monthly Net Income	£123.50	£182.90
Annual Net Income	£1,482.00	£2,194.80
Net Return	4.60%	6.82%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,032.80**  
Adjusted To

Net Return                      **3.21%**

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

Annual Net Income      **£634.80**  
Adjusted To

Net Return                      **1.97%**

# 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 £110,000.



£110,000

## 2 bedroom end of terrace house for sale

+ Add to report

Mercer Street, Great Harwood, Blackburn, Lancashire, BB6

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Dec 2024 to 26 Mar 2025 (103 days) by Mortimers, Accrington

LEASEHOLD | EPC TO BE CONFIRMED | COUNCIL TAX BAND A



£109,950

## 2 bedroom end of terrace house for sale

+ Add to report

Alexandra Street, Clayton Le Moors, Accrington, Lancashire, BB5

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Jun 2024 to 31 Jan 2025 (237 days) by Mortimers, Accrington

END OF TERRACED PROPERTY | TWO BEDROOMS & OFFICE SPACE | OFF ROAD PARKING SPACE | FIRST TIME BUYE...

# 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

## 2 bedroom end of terrace house

+ Add to report

Danvers Street, Rishton, Blackburn, Lancashire, BB1

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Feb 2024 to 13 Mar 2024 (37 days) by Mortimers, Blackburn

Immaculately Presented | End Terrace | Two Good Sized Bedrooms | Two Reception Rooms | Open-Plan ...



£595 pcm

## 2 bedroom end of terrace house

+ Add to report

Spring Street, Rishton, BB1

NO LONGER ADVERTISED

Marketed from 5 Mar 2025 to 11 Mar 2025 (5 days) by Discover Property Management, Darwen

Modern 2 Bedroom home | Well presented throughout | 2 reception rooms | Newly fit kitchen includi...



# 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**



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.



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Blackburn, BB6 7NF

PROPERTY ID: 216374450

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**