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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Blackburn Road, Great Harwood, Blackburn, BB6 7DF

216374292

🌐 www.letproperty.co.uk 🕽

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#### **Property** Description

Our latest listing is in Blackburn Road, Great Harwood, Blackburn, BB6 7DF

Get instant cash flow of £750 per calendar month with a 8.18% Gross Yield for investors.

This property has a potential to rent for £796 which would provide the investor a Gross Yield of 8.68% 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...

#### **LE7PR<sup>®</sup>PERTY**





#### Blackburn Road, Great Harwood, Blackburn, BB6 7DF

216374292

3 Bedrooms 1 Bathroom Spacious Lounge Good Condition

**Property Key Features** 

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £750 Market Rent: £796 Lounge





## **Kitchen**





## Bedrooms





## Bathroom





## Exterior





## **Initial** Outlay





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

25% Deposit	£31,750.00
Stamp Duty ADS @ 8%	[Field - Stamp Duty ADS @ 8%]
LBTT Charge	[Field - LBTT Charge]
Legal Fees	£1,000.00
Total Investment	£39,140.00

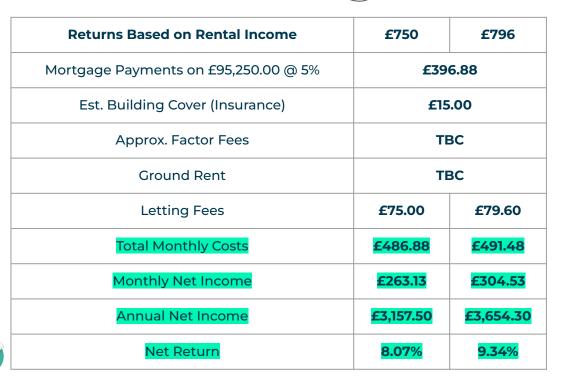
**PROPERTY VALUATION** 

127,000.00

### **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 £750 per calendar month but the potential market rent is







#### Return Stress Test Analysis Report





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

Annual Net Income Adjusted To	£2,062.30	
Net Return	<b>5.27</b> %	

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

Annual Net Income **£1,749.30** Adjusted To

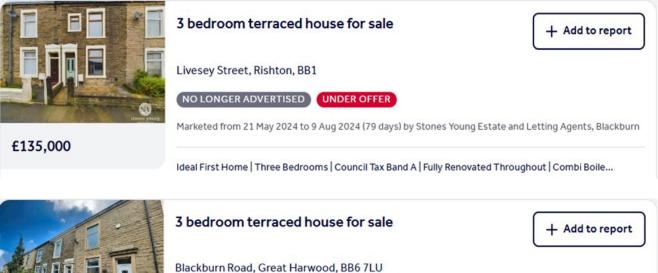
Net Return

4.47%

#### 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 £135,000.





#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

	3 bedroom end of terrace house	+ Add to report
a 'llu u (P)	Martholme Avenue, Clayton Le Moors, Accrington, Lancashire, BB5	
	NO LONGER ADVERTISED LET AGREED	
£900 pcm	Marketed from 10 Dec 2024 to 3 Feb 2025 (55 days) by Property Shop - Sales & Le	ettings, Accrington
Excellent Family Home   Three Bedrooms   Kitchen with Dining Space		ory Room   Driveway
	3 bedroom terraced house	+ Add to report
	St. Huberts Road, Great Harwood, Blackburn, BB6	
	NO LONGER ADVERTISED	
£825 pcm	Marketed from 16 May 2025 to 29 May 2025 (12 days) by Entwistle Green, Blackb	urn
£825 pcm	Available Now   Fitted Kitchen With White Goods Included   Two Reception Room	s   French Doors Lea



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.







#### Blackburn Road, Great Harwood, Blackburn, BB6 7DF

PROPERTY ID: 216374292

# 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.

