

LET PROPERTY PACK

INVESTMENT INFORMATION

Blackburn Road, Great
Harwood, Blackburn, BB6
7DF

216374292

 www.letproperty.co.uk





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...



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

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.

PROPERTY VALUATION

£ 127,000.00

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

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 796



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	£750	£796
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£79.60
Total Monthly Costs	£486.88	£491.48
Monthly Net Income	£263.13	£304.53
Annual Net Income	£3,157.50	£3,654.30
Net Return	8.07%	9.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,062.30**
Adjusted To

Net Return **5.27%**

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.



£135,000

3 bedroom terraced house for sale

+ Add to report

Livesey Street, Rishton, BB1

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 21 May 2024 to 9 Aug 2024 (79 days) by Stones Young Estate and Letting Agents, Blackburn

Ideal First Home | Three Bedrooms | Council Tax Band A | Fully Renovated Throughout | Combi Boile...



£134,950

3 bedroom terraced house for sale

+ Add to report

Blackburn Road, Great Harwood, BB6 7LU

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Aug 2024 to 17 Dec 2024 (137 days) by Honeywell, Clitheroe

A well-presented garden fronted terrace | Two good size reception rooms | Three bedrooms includin...

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**.



£900 pcm

3 bedroom end of terrace house

+ Add to report

Martholme Avenue, Clayton Le Moors, Accrington, Lancashire, BB5

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Dec 2024 to 3 Feb 2025 (55 days) by Property Shop - Sales & Lettings, Accrington

Excellent Family Home | Three Bedrooms | Kitchen with Dining Space | Conservatory Room | Driveway...



£825 pcm

3 bedroom terraced house

+ Add to report

St. Huberts Road, Great Harwood, Blackburn, BB6

NO LONGER ADVERTISED

Marketed from 16 May 2025 to 29 May 2025 (12 days) by Entwistle Green, Blackburn

Available Now | Fitted Kitchen With White Goods Included | Two Reception Rooms | French Doors Lea...

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 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.



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