

LET PROPERTY PACK

INVESTMENT INFORMATION

Racecommon Road,
Barnsley, S70 6AF

217700261

 www.letproperty.co.uk





Property Description

Our latest listing is in Racecommon Road, Barnsley, S70 6AF

Get instant cash flow of **£650** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£758** which would provide the investor a Gross Yield of **7.8%** 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

2 Bedrooms

1 Bathroom

On-Street Parking

Private Front Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £758

Lounge



Kitchen



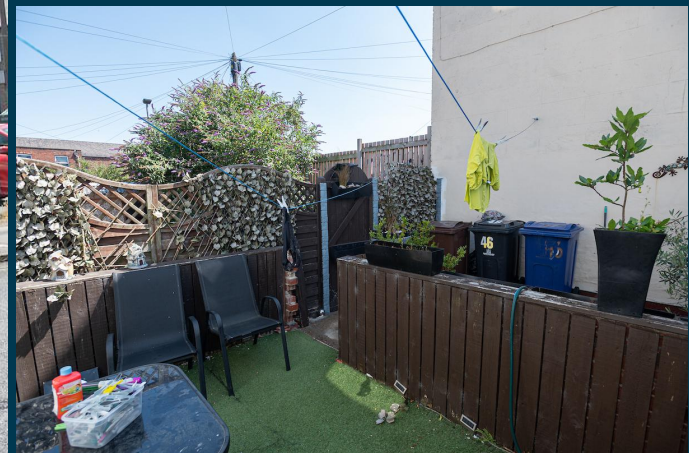
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £117,000.00 and borrowing of £87,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 117,000.00

25% Deposit	£29,250.00
SDLT Charge	£5,850
Legal Fees	£1,000.00
Total Investment	£36,100.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 758



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£650	£758
Mortgage Payments on £87,750.00 @ 5%	£365.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£75.80
Total Monthly Costs	£445.63	£456.43
Monthly Net Income	£204.38	£301.58
Annual Net Income	£2,452.50	£3,618.90
Net Return	6.79%	10.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,102.90**
Adjusted To

Net Return **5.83%**

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

Annual Net Income **£1,863.90**
Adjusted To

Net Return **5.16%**

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 £150,000.



£150,000

2 bedroom terraced house for sale

Blenheim Road, Barnsley

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jan 2024 to 23 Jul 2024 (193 days) by Hunters, Barnsley

+ Add to report

Modern home | Easy access to motorway | Easy access to Barnsley Hospital | Two double bedrooms |...



£145,000

2 bedroom terraced house for sale

Keresforth Hill Road, Barnsley

CURRENTLY ADVERTISED

Marketed from 3 Apr 2025 by Merryweathers, Barnsley

+ Add to report

Two Bedrooms | Well Presented | Close To Town Centre | Perfect First Time Buyer Property | Integr...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £780 based on the analysis carried out by our letting team at **Let Property Management**.



£780 pcm

2 bedroom terraced house

+ Add to report

Greenwood Terrace, Barnsley, South Yorkshire, S70

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2024 to 2 Sep 2024 (12 days) by Your Move, Barnsley

End of terrace property | Two spacious bedrooms | Newly refurbished bathroom | Charming fireplace...



£775 pcm

2 bedroom terraced house

+ Add to report

Chestnut Crescent, Barnsley, South Yorkshire, S70

NO LONGER ADVERTISED

Marketed from 12 May 2025 to 28 May 2025 (16 days) by K J Lettings Yorkshire, Covering Yorkshire

Spacious accommodation | Modern finish throughout | Large kitchen | Beautiful enclosed garden | ...

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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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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