

LET PROPERTY PACK

INVESTMENT INFORMATION

Norwood Avenue,
Blackburn, BB2 3PE

219144151

 www.letproperty.co.uk





Property Description

Our latest listing is in Norwood Avenue, Blackburn, BB2 3PE

Get instant cash flow of **£550** per calendar month with a **5.28%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.6%** 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...



Norwood Avenue,
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Property Key Features

3 Bedrooms

2 Receptions

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 887 years

Current Rent: £550

Market Rent: £1,000

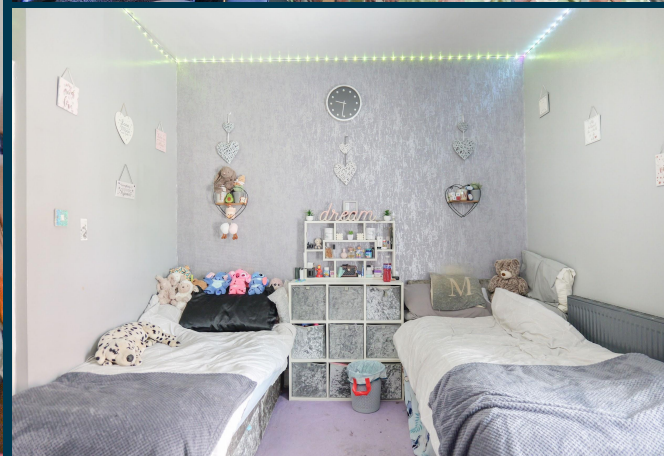
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£7,580
Legal Fees	£1,000.00
Total Investment	£44,580.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£1,000



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



Returns Based on Rental Income	£550	£1,000
Mortgage Payments on £108,000.00 @ 5%	£450.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£55.00	£100.00
Total Monthly Costs	£520.00	£565.00
Monthly Net Income	£30.00	£435.00
Annual Net Income	£360.00	£5,220.00
Net Return	0.81%	11.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,220.00**
Adjusted To

Net Return **7.22%**

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

Annual Net Income **£3,060.00**
Adjusted To

Net Return **6.86%**

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 £155,000.



£155,000

3 bedroom terraced house for sale

+ Add to report

Franklin Road, Blackburn, Lancashire, BB2

CURRENTLY ADVERTISED

Marketed from 24 Aug 2023 by Your Move, Blackburn

Great Investment Opportunity | Three Bedrooms | Beautifully Refurbished | Downstairs W.C | Desira...



£150,000

3 bedroom terraced house for sale

+ Add to report

Sandy Lane, Lower Darwen

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Oct 2024 to 29 Jan 2025 (112 days) by Hunters, Darwen

Spacious End Terrace | 3 Bedrooms | Garden & Double Garage | 2 Sitting Rooms | Modern Kitchen | G...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,125 based on the analysis carried out by our letting team at **Let Property Management**.



£1,125 pcm

3 bedroom terraced house

Queen Victoria Place, Blackburn, BB2

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Nov 2024 to 17 Dec 2024 (32 days) by Simple Life, Simple Life

Car Parking Space | Security Alarm | Dishwasher | Fridge-freezer | Washing/drying machine | Moder...

+ Add to report



£1,110 pcm

3 bedroom terraced house

Bower Fold, Blackburn

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 May 2025 to 26 May 2025 by Simple Life, Simple Life

Car parking space | Security alarm | Dishwasher | Fridge-freezer | Washing/drying machine | Moder...

+ Add to report

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: **15 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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