

LET PROPERTY PACK

INVESTMENT INFORMATION

Ribbleton Avenue,
Ribbleton, Preston, PR2
6YS

219546732

 www.letproperty.co.uk





Property Description

Our latest listing is in Ribbleton Avenue, Ribbleton, Preston, PR2 6YS

Get instant cash flow of **£875** per calendar month with a **7.78%** Gross Yield for investors.

This property has a potential to rent for **£1,078** which would provide the investor a Gross Yield of **9.58%** 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

Communal Private Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £875

Market Rent: £1,078

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£8,350
Legal Fees	£1,000.00
Total Investment	£48,100.00

Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 1,078



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



Returns Based on Rental Income	£875	£1,078
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£87.50	£107.80
Total Monthly Costs	£586.88	£607.18
Monthly Net Income	£288.13	£470.83
Annual Net Income	£3,457.50	£5,649.90
Net Return	7.19%	11.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,493.90**
Adjusted To

Net Return **7.26%**

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

Annual Net Income **£3,324.90**
Adjusted To

Net Return **6.91%**

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 £170,000.



£170,000

2 bedroom detached house for sale

+ Add to report

Kiddlington Close, Lostock Hall

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 May 2024 to 3 Oct 2024 (139 days) by Roberts & Co Estate Agents, Preston & South Ribble

Delightful Detached Home | Offered With No Chain | 2 Double Bedrooms | Fitted Kitchen Diner | Sp...



£165,000

2 bedroom detached house for sale

+ Add to report

Waterloo Road, Ashton-on-Ribble, Preston, Lancashire, PR2

CURRENTLY ADVERTISED

Marketed from 23 Jul 2025 by Entwistle Green, Preston

Fantastic investment opportunity | Converted detached house split into two flats | 1 Bed Ground F...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom detached house

+ Add to report

Derby Granary, Greenhalgh

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jul 2024 to 29 Aug 2024 (47 days) by JGL Operations Limited, Lytham

Greenhalgh | Barn Conversion | 2 Double Bedrooms | Patio Garden | M55 | Ground Floor Bedroom Suit...



£1,200 pcm

2 bedroom detached house

+ Add to report

Church Road, Lytham St. Annes, Lancashire, FY8

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jul 2025 to 29 Jul 2025 (7 days) by Unique Estate Agency Ltd, Lytham St Annes

VERY LARGE ROOMS THROUGHOUT | BESPOKE PROPERTY | LARGE DETACHED HOUSE | ROOF TERRACE

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**



Current term of tenancy: **2 years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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