

LET PROPERTY PACK

INVESTMENT INFORMATION

Butlers Meadow, Preston,
PR4

215558141

 www.letproperty.co.uk





Property Description

Our latest listing is in Butlers Meadow, Preston, PR4

Get instant cash flow of **£800** per calendar month with a **5.7%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Butlers Meadow, Preston,
PR4

215558141



Property Key Features

3 Bedroom

1 Bathroom

Generous Lounge

Well-equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £168,000.00 and borrowing of £126,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 168,000.00

25% Deposit	£42,000.00
SDLT Charge	£9,260
Legal Fees	£1,000.00
Total Investment	£52,260.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month.



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



Returns Based on Rental Income	£800
Mortgage Payments on £126,000.00 @ 5%	£525.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£80.00
Total Monthly Costs	£620.00
Monthly Net Income	£180.00
Annual Net Income	£2,160.00
Net Return	4.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£560.00**
Adjusted To

Net Return **1.07%**

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

Annual Net Income **-£360.00**
Adjusted To

Net Return **-0.69%**

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 £234,950.



£234,950

3 bedroom end of terrace house for sale

Grasshopper Drive, Warton, PR4

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Feb 2025 to 27 Jun 2025 (126 days) by Harbour Properties, Warton

+ Add to report



£185,000

3 bedroom terraced house for sale

Mill Lane, Warton, PR4

CURRENTLY ADVERTISED

Marketed from 16 Jun 2025 by Unique Estate Agency Ltd, Kirkham

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

3 bedroom town house

Thunderbolt Avenue, Warton

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jul 2024 to 16 Aug 2024 (31 days) by Easthams & Co, Fulwood

+ Add to report



£825 pcm

3 bedroom terraced house

Butlers Meadow, Warton, Preston, Lancashire, PR4

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Feb 2025 to 19 Mar 2025 (40 days) by Reeds Rains, Blackpool - Highfield Road

+ 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: **Moved
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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