

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Carr St, Bamber Bridge,  
Preston PR5

219531435

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Carr St, Bamber Bridge, Preston PR5

Get instant cash flow of **£725** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Preston PR5

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Good Condition**

**Rear Garden Space**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 862 years**

**Current Rent: £725**

**Market Rent: £850**

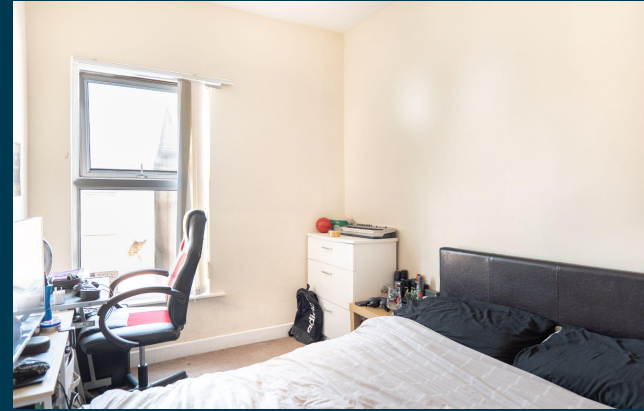
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 126,000.00**

|                  |                   |
|------------------|-------------------|
| 25% Deposit      | <b>£31,500.00</b> |
| SDLT Charge      | <b>£6,320</b>     |
| Legal Fees       | <b>£1,000.00</b>  |
| Total Investment | <b>£38,820.00</b> |

# Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 850



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



| Returns Based on Rental Income       | £725      | £850      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £94,500.00 @ 5% | £393.75   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | TBC       |           |
| Letting Fees                         | £72.50    | £85.00    |
| Total Monthly Costs                  | £481.25   | £493.75   |
| Monthly Net Income                   | £243.75   | £356.25   |
| Annual Net Income                    | £2,925.00 | £4,275.00 |
| Net Return                           | 7.53%     | 11.01%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,575.00**  
Adjusted To

Net Return                      **6.63%**

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

Annual Net Income      **£2,385.00**  
Adjusted To

Net Return                      **6.14%**

# 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 £160,000.



£159,950

## 3 bedroom end of terrace house for sale

+ Add to report

Carr Street, Bamber Bridge, Preston, Lancashire, PR5

NO LONGER ADVERTISED

Marketed from 25 Feb 2025 to 16 Mar 2025 (18 days) by Bridgfords, Bamber Bridge



£120,000

## 2 bedroom end of terrace house for sale

+ Add to report

Carr Street, Bamber Bridge, Preston, PR5

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Dec 2021 to 28 Apr 2022 (120 days) by Reeds Rains, Bamber Bridge

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 3 bedroom terraced house

Station Road, Bamber Bridge, PR5

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jun 2025 to 14 Aug 2025 (66 days) by Northwood, Preston

+ Add to report



£650 pcm

## 2 bedroom terraced house

Carr Street, Bamber Bridge, Preston

NO LONGER ADVERTISED

Marketed from 20 Jun 2024 to 21 Jun 2024 (1 days) by Ben Rose, Chorley

+ 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 two 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.



**LETPROPERTY**