

LET PROPERTY PACK

INVESTMENT INFORMATION

Mersey Street, Bacup, OL13

220301089

 www.letproperty.co.uk





Property Description

Our latest listing is in Mersey Street, Bacup, OL13

Get instant cash flow of **£420** per calendar month with a **4.0%** Gross Yield for investors.

This property has a potential to rent for **£745** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Mersey Street, Bacup,
OL13

220301089



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

**Well-Equipped Kitchen with
Ample Storage**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £420

Market Rent: £745

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 **£31,500.00**

SDLT Charge **£6,320**

Legal Fees **£1,000.00**

Total Investment £38,820.00

Projected Investment Return



The monthly rent of this property is currently set at £420 per calendar month but the potential market rent is

£ 745



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



Returns Based on Rental Income	£420	£745
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£42.00	£74.50
Total Monthly Costs	£450.75	£483.25
Monthly Net Income	-£30.75	£261.75
Annual Net Income	-£369.00	£3,141.00
Net Return	-0.95%	8.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,651.00**
Adjusted To

Net Return **4.25%**

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

Annual Net Income **£1,251.00**
Adjusted To

Net Return **3.22%**

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 £130,000.



£130,000

2 bedroom terraced house for sale

+ Add to report

Mersey Street, Bacup

NO LONGER ADVERTISED

Marketed from 22 Sep 2023 to 30 Jan 2024 (129 days) by William H. Brown, Sowerby Bridge

Two Double Bedrooms | Mid- Terraced Property | Off-Street Parking | Large Attic Space | Offers Ov...



£125,000

2 bedroom terraced house for sale

+ Add to report

Mersey Street, Bacup, Rossendale

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jan 2024 to 29 Apr 2025 (454 days) by Coppenwall, Rossendale

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	2 bedroom terraced house Ribble Street, Rossendale, OL13 NO LONGER ADVERTISED Marketed from 7 Aug 2025 to 21 Aug 2025 (13 days) by OpenRent, London No Agent Fees Students Can Enquire Property Reference Number: 2580721  Sold price history: 22/11/1995 View £16,250	+ Add to report
 £795 pcm	2 bedroom terraced house New Line, Bacup NO LONGER ADVERTISED LET AGREED Marketed from 4 Mar 2025 to 8 May 2025 (64 days) by Keenans Estate Agents, Burnley	+ 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**



Current term of tenancy: **7 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.



www.letproperty.co.uk

Mersey Street, Bacup, OL13

220301089

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