

LET PROPERTY PACK

INVESTMENT INFORMATION

Lightbown Street, Darwen,
BB3

220072822

 www.letproperty.co.uk





Property Description

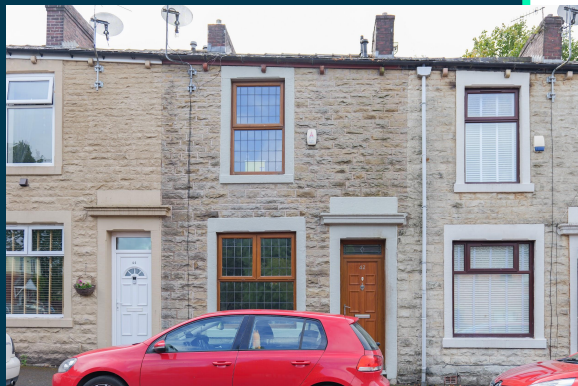
Our latest listing is in Lightbown Street, Darwen, BB3

Get instant cash flow of **£900** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.8%** 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...



Lightbown Street,
Darwen, BB3

220072822



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Good Condition

Factor Fees: TBC

Ground Rent: £1.25 pm

Lease Length: 844 years

Current Rent: £900

Market Rent: £1,000

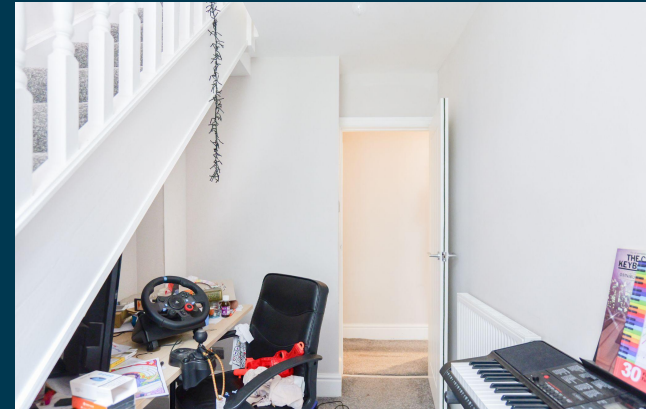
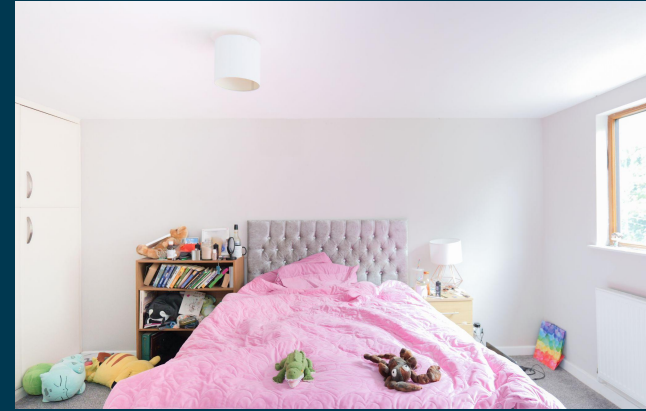
Lounge



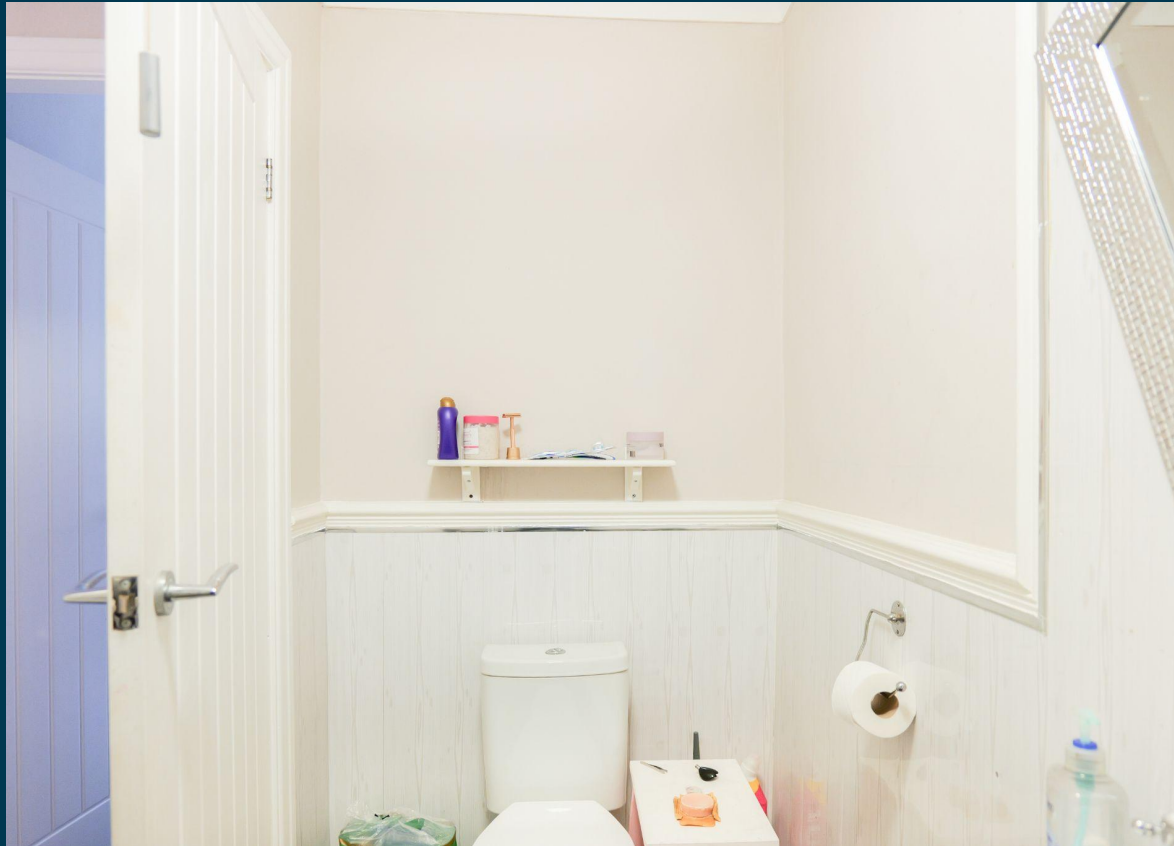
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £136,000.00 and borrowing of £102,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 136,000.00

25% Deposit	£34,000.00
SDLT Charge	£7,020
Legal Fees	£1,000.00
Total Investment	£42,020.00

Projected Investment Return



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



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£900	£1,000
Mortgage Payments on £102,000.00 @ 5%	£425.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£1.25	
Letting Fees	£90.00	£100.00
Total Monthly Costs	£531.25	£541.25
Monthly Net Income	£368.75	£458.75
Annual Net Income	£4,425.00	£5,505.00
Net Return	10.53%	13.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,505.00**
Adjusted To

Net Return **8.34%**

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

Annual Net Income **£3,480.00**
Adjusted To

Net Return **8.28%**

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

Lightbown Street, Darwen, BB3

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 26 Mar 2025 by Duckworths Estate Agents, Darwen

+ Add



£120,000

3 bedroom town house for sale

Lightbown Street, Darwen

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Feb 2022 to 25 Aug 2022 (198 days) by Proctors Estate Agency, Darwen

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom detached house

Prospect Gardens, Darwen, , BB3 1PF

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Oct 2023 to 6 Nov 2023 (23 days) by Hunters, Darwen

+ Add to report



£995 pcm

3 bedroom semi-detached house

Durham Road, Darwen, BB3

NO LONGER ADVERTISED

Marketed from 6 Sep 2024 to 5 Dec 2024 (90 days) by JonSimon 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: **3 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

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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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