

LET PROPERTY PACK

INVESTMENT INFORMATION

Derby Street, Colne, BB8
9AA

220748907

 www.letproperty.co.uk





Property Description

Our latest listing is in Derby Street, Colne, BB8 9AA

Get instant cash flow of **£570** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£646** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

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...



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9AA

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Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: £0.00

Lease Length: 858 years

Current Rent: £570

Market Rent: £646

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £570 per calendar month but the potential market rent is

£ 646

Returns Based on Rental Income	£570	£646
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.00	
Letting Fees	£57.00	£64.60
Total Monthly Costs	£431.38	£438.98
Monthly Net Income	£138.63	£207.03
Annual Net Income	£1,663.50	£2,484.30
Net Return	4.69%	7.00%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,192.30**
Adjusted To

Net Return **3.36%**

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

Annual Net Income **£759.30**
Adjusted To

Net Return **2.14%**

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 £120,000.



£120,000

3 bedroom terraced house for sale

Brown Street East, Colne, Lancashire, BB8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 21 Jan 2025 by Entwistle Green, Colne

+ Add to report



£110,000

3 bedroom terraced house for sale

Derby Street, Colne, BB8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 11 Apr 2025 by JonSimon Estate Agents, Burnley

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom terraced house

Duke Street, Colne, BB8

NO LONGER ADVERTISED

Marketed from 22 Jul 2023 to 4 Aug 2023 (13 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1773926

+ Add to report



£695 pcm

3 bedroom terraced house

New Market Street, Colne, BB8

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Apr 2025 to 13 Jun 2025 (72 days) by Discover Property Management, Darwen

+ 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: **9+ 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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