

LET PROPERTY PACK

INVESTMENT INFORMATION

Holden Fold, Darwen, BB3
3AU

220971131

 www.letproperty.co.uk





Property Description

Our latest listing is in Holden Fold, Darwen, BB3 3AU

Get instant cash flow of **£500** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **523** which would provide the investor a Gross Yield of **10.0%** 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...



Holden Fold, Darwen,
BB3 3AU

220971131



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £12.50 PM

Ground Rent: £0.00

Lease Length: 113 years

Current Rent: £500

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 63,000.00

25% Deposit £15,750.00

SDLT Charge £3,150

Legal Fees £1,000.00

Total Investment £19,900.00

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 £500 per calendar month but the potential market rent is

£ 523

Returns Based on Rental Income	£500	£523
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£12.50	
Ground Rent	£0.00	
Letting Fees	£50.00	£52.30
Total Monthly Costs	£274.38	£276.68
Monthly Net Income	£225.63	£246.33
Annual Net Income	£2,707.50	£2,955.90
Net Return	13.61%	14.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,909.90**
Adjusted To

Net Return **9.60%**

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

Annual Net Income **£2,010.90**
Adjusted To

Net Return **10.11%**

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 £60,000.



£60,000

1 bedroom apartment for sale

+ Add to report

Weavers Mews, Darwen

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Nov 2021 to 1 Oct 2024 (1049 days) by Proctors Estate Agency, Darwen



£59,950

1 bedroom apartment for sale

+ Add to report

Fitzgerald Drive, Darwen

NO LONGER ADVERTISED

Marketed from 8 Mar 2025 to 12 Mar 2025 (3 days) by Hunters, Darwen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

1 bedroom apartment

+ Add to report

Ground Flr Flat, Quaker Lane, Chapels, Darwen

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jun 2024 to 30 Jul 2024 (45 days) by Ainsworth Lord Estates, Darwen



£550 pcm

1 bedroom apartment

+ Add to report

Apartment to rent, Olive Lane, Darwen

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Nov 2023 to 5 Dec 2023 (7 days) by Ainsworth Lord Estates, Darwen

Current Tenant Profile



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: **2+ 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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