

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Georges Avenue,
Blackburn, BB2

218592645

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Georges Avenue, Blackburn, BB2

This property has a potential to rent for **£690** which would provide the investor a Gross Yield of **4.4%** 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...



39 St. Georges Avenue,
Blackburn, BB2 4DH

218592645



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: Vacant

Market Rent: £690

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 189,000.00

25% Deposit	£47,250.00
SDLT Charge	£10,730
Legal Fees	£1,000.00
Total Investment	£58,980.00

Projected Investment Return



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



Returns Based on Rental Income	£690
Mortgage Payments on £141,750.00 @ 5%	£590.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£69.00
Total Monthly Costs	£674.63
Monthly Net Income	£15.38
Annual Net Income	£184.50
Net Return	0.31%

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To **-£1,195.50**

Net Return **-2.03%**

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

Annual Net Income Adjusted To **-£2,650.50**

Net Return **-4.49%**

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 £175,000.



£160,000

2 bedroom terraced house for sale

Preston Old Road, Blackburn, BB2

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 22 Aug 2025 by Stones Young Estate and Letting Agents, Blackburn

+ A



£159,950

2 bedroom terraced house for sale

Cherry Tree Terrace, Blackburn, BB2

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 25 Jul 2025 by Stones Young Estate and Letting Agents, Blackburn

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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom terraced house

Mayflower Street, Blackburn, Lancashire, BB2

CURRENTLY ADVERTISED

LET AGREED

Marketed from 18 Sep 2025 by Your Move, Blackburn



£725 pcm

2 bedroom terraced house

Young Street, Blackburn, BB2 2RG

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2025 to 5 Aug 2025 (32 days) by Hunters, 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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