

LET PROPERTY PACK

INVESTMENT INFORMATION

Oxford Road, Burnley, BB11
3AZ

217423708

 www.letproperty.co.uk





Property Description

Our latest listing is in Oxford Road, Burnley, BB11 3AZ

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **13.0%** 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...



Oxford Road, Burnley,
BB11 3AZ

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Property Key Features

3 Bedrooms

2 Bathrooms

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 850 years

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 69,000.00

25% Deposit	£17,250.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£21,700.00

Projected Investment Return



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



Returns Based on Rental Income	£750
Mortgage Payments on £51,750.00 @ 5%	£215.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£75.00
Total Monthly Costs	£305.63
Monthly Net Income	£444.38
Annual Net Income	£5,332.50
Net Return	24.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,832.50**
Adjusted To

Net Return **17.66%**

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

Annual Net Income **£4,297.50**
Adjusted To

Net Return **19.80%**

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 £114,950.



£114,950

3 bedroom terraced house for sale

Accrington Road, Burnley

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 May 2025 to 27 Aug 2025 (104 days) by Petty Real Estate Agents, Burnley

For Sale With No Onward Chain Delay. | Mid-Terrace Property. | Three Bedrooms. | Two Reception ...

+ Add to report



£112,000

3 bedroom terraced house for sale

Ebor Street, Burnley

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jul 2024 to 31 Jan 2025 (184 days) by E & M Property Solutions, Burnley

3 Bedrooms | 2 Reception Rooms | Separate Kitchen | Attic Room Via Ladder | Family Bathroom Suite...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

3 bedroom terraced house

Lyndhurst Road, Burnley, BB10

NO LONGER ADVERTISED

Marketed from 2 May 2025 to 2 Jun 2025 (30 days) by JonSimon Estate Agents, Burnley

EPC | D | Council Tax | A | Rent in advance - £825 | Deposit In Advance - £825

+ Add to report



£795 pcm

3 bedroom terraced house

Plover Street, Burnley, Lancashire, BB12

CURRENTLY ADVERTISED

Marketed from 13 Aug 2025 by Property Shop - Sales & Lettings, Accrington

Forecourt Fronted Terrace | Two Linked Reception Rooms | Three Bedrooms | Utility Room off Kitch...

+ Add to report



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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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