

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ivy Street, Burnley, BB10

220321736

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Ivy Street, Burnley, BB10

Get instant cash flow of **£500** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

Don't miss out on this fantastic investment opportunity...



Ivy Street, Burnley, BB10

220321736



## Property Key Features

1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 860 years

Current Rent: £500

Market Rent: £550

# Lounge



# Kitchen



# Bedroom



# Bathroom



# Exterior





Figures based on assumed purchase price of 66,000.00 and borrowing of £49,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 66,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £16,500.00 |
| SDLT Charge      | £3,300     |
| Legal Fees       | £1,000.00  |
| Total Investment | £20,800.00 |

# 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

£ 550

| Returns Based on Rental Income       | £500      | £550      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £49,500.00 @ 5% | £206.25   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | TBC       |           |
| Letting Fees                         | £50.00    | £55.00    |
| Total Monthly Costs                  | £271.25   | £276.25   |
| Monthly Net Income                   | £228.75   | £273.75   |
| Annual Net Income                    | £2,745.00 | £3,285.00 |
| Net Return                           | 13.20%    | 15.79%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,185.00**  
Adjusted To

Net Return                      **10.50%**

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

Annual Net Income      **£2,295.00**  
Adjusted To

Net Return                      **11.03%**

# 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 £65,000.



£65,000

## 1 bedroom terraced house for sale

+ Add to report

Ecroyd Street, Nelson

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Nov 2024 to 25 Apr 2025 (147 days) by Petty Real Estate Agents, Colne

End terrace | Popular location | Ideal for first time buyer or downsizer | Lounge | Fitted kitchen



£59,995

## 1 bedroom terraced house for sale

+ Add to report

Sussex Street, Nelson, BB9

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Sep 2024 to 15 Apr 2025 (200 days) by JonSimon Estate Agents, Burnley

Situated on the outskirts of Nelson Town Centre | Modern throughout | 1 bedroom | Open plan

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 1 bedroom house share

+ Add to report

Queen Victoria Road, Burnley

NO LONGER ADVERTISED

Marketed from 20 Dec 2024 to 7 Jan 2025 (17 days) by E & M Property Solutions, Burnley

Looking for a beautiful and fully furnished 3 bedroom house share in Burnley? Look no further tha...



£650 pcm

## 1 bedroom house share

+ Add to report

Queen Victoria Road, Burnley

NO LONGER ADVERTISED

Marketed from 3 Mar 2025 to 28 Mar 2025 (24 days) by E & M Property Solutions, Burnley

Looking for a beautiful and fully furnished 3 bedroom house share in Burnley? Look no further tha...

# 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order

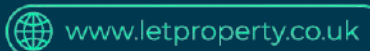


Current term of tenancy: **Moved in within 2 years**



Payment history: **On time for the length of tenancy**

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.



**LETPROPERTY**