

LET PROPERTY PACK

INVESTMENT INFORMATION

Grasmere Street Burnley
BB10 1HP

221685616

 www.letproperty.co.uk





Property Description

Our latest listing is in Grasmere Street Burnley BB10 1HP

Get instant cash flow of **£300** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£560** which would provide the investor a Gross Yield of **9.6%** 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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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 878 years

Current Rent: £300

Market Rent: £560

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 70,000.00

25% Deposit £17,500.00

SDLT Charge £3,500

Legal Fees £1,000.00

Total Investment £22,000.00

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 £300 per calendar month but the potential market rent is

£ 560

Returns Based on Rental Income	£300	£560
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£30.00	£56.00
Total Monthly Costs	£263.75	£289.75
Monthly Net Income	£36.25	£270.25
Annual Net Income	£435.00	£3,243.00
Net Return	1.98%	14.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,123.00**
Adjusted To

Net Return **9.65%**

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

Annual Net Income **£2,193.00**
Adjusted To

Net Return **9.97%**

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 £80,000.



£80,000

2 bedroom terraced house for sale

+ Add to report

Godiva Street, Burnley

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Dec 2024 to 29 Jul 2025 (218 days) by Petty Real Estate Agents, Burnley



£79,995

2 bedroom end of terrace house for sale

+ Add to report

Rydal Street, Burnley, BB10

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Nov 2024 to 2 Apr 2025 (128 days) by JonSimon Estate Agents, Burnley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.



£525 pcm

2 bedroom terraced house

Rawson Street, Burnley, Lancashire, BB10

NO LONGER ADVERTISED

Marketed from 31 Jul 2023 to 2 Aug 2023 (1 days) by Reeds Rains, Burnley

+ Add to report



£500 pcm

2 bedroom terraced house

Waterbarn Street, Burnley, BB10 1RP

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Sep 2023 to 19 Sep 2023 (5 days) by Rent UK Property Services, Middlesbrough

+ Add to report

Rent UK Property are pleased to offer this recently refurbished two-bedroom terraced house to ren...

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 the last 2 years**



Payment history: **On time for 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