

LET PROPERTY PACK

INVESTMENT INFORMATION

Cog Lane, Burnley, BB11 5JP

219607313











Property Description

Our latest listing is in Cog Lane, Burnley, BB11 5.JP

Get instant cash flow of £450 per calendar month with a 5.9% Gross Yield for investors.

This property has a potential to rent for £600 which would provide the investor a Gross Yield of 7.8% 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...







Cog Lane, Burnley, BB11 | 5JP



1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: £0.33

Lease Length: 1796 years

Current Rent: £450

Market Rent: £600

Lounge







Kitchen









Bedrooms







Bathroom







Exterior









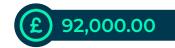
Initial Outlay





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£23,000.00**

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00

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 £450 per calendar month but the potential market rent is



Returns Based on Rental Income	£450	£600
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	£0.33	
Letting Fees	£45.00	£60.00
Total Monthly Costs	£347.83	£362.83
Monthly Net Income	£102.17	£237.17
Annual Net Income	£1,226.04	£2,846.04
Net Return	4.29 %	9.95%

Return Stress Test Analysis Report





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

Annual Net Income

£1,646.04

Adjusted To

Net Return

5.76%

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

Annual Net Income

£1,470.00

Adjusted To

Net Return

5.14%

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 £90,000.



£90,000

1 bedroom terraced house for sale

Cog Lane, Burnley, Lancashire, BB11

CURRENTLY ADVERTISED

Marketed from 22 Aug 2025 by Property Shop - Sales & Lettings, Accrington



£89,995

1 bedroom end of terrace house for sale

Lyndhurst Road, Burnley, BB10

NO LONGER ADVERTISED SOLD STC

+ Add to report

+ Add to report

Marketed from 17 May 2022 to 14 Feb 2024 (638 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 £675 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom house share

+ Add to report

Eliza Street, Burnley, BB10

NO LONGER ADVERTISED

Marketed from 16 Oct 2024 to 11 Nov 2024 (26 days) by OpenRent, London



£650 pcm

£675 pcm

1 bedroom house share

+ Add to report

Bank Parade, Burnley

NO LONGER ADVERTISED LET AGREED

Marketed from 2 Sep 2025 to 26 Sep 2025 (23 days) by E & M Property Solutions, Burnley

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: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



Cog Lane, Burnley, BB11 5JP



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.