

LET PROPERTY PACK

INVESTMENT INFORMATION

Everton Street, Darwen,
BB3 1AW

21559027

 www.letproperty.co.uk





Property Description

Our latest listing is in Everton Street, Darwen, BB3 1AW

Get instant cash flow of **£650** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£698** which would provide the investor a Gross Yield of **8.38%** if the rent was increased to market rate.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Everton Street, Darwen,
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Property Key Features

2 Bedrooms

2 Bathrooms

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 847 years

Current Rent: £650

Market Rent: £698

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 698



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



Returns Based on Rental Income	£650	£698
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£65.00	£69.80
Total Monthly Costs	£439.38	£444.18
Monthly Net Income	£210.63	£253.83
Annual Net Income	£2,527.50	£3,045.90
Net Return	7.12%	8.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,649.90**
Adjusted To

Net Return **4.65%**

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

Annual Net Income **£1,320.90**
Adjusted To

Net Return **3.72%**

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 £125,000.



£125,000

2 bedroom end of terrace house for sale

Cyprus Street, Darwen, BB3

NO LONGER ADVERTISED

Marketed from 24 Jul 2025 to 25 Sep 2025 (62 days) by Express Estate Agency, Nationwide

Guide Price £125,000 - £140,000 | Well-Presented End Terrace House | Two Double Bedrooms | Spac...

+ Add to report



£120,000

2 bedroom end of terrace house for sale

Ribble Avenue, Darwen, Lancashire, BB3

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Sep 2024 to 20 Dec 2024 (89 days) by Your Move, Darwen

Spacious End-terraced Property | Neutral Modern Décor Throughout | Superb Dining Kitchen | Offers...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom end of terrace house

+ Add to report

Shaftesbury Avenue, Darwen, Lancashire, BB3

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Aug 2025 to 22 Sep 2025 (45 days) by Your Move, Darwen

Unfurnished | Spacious Kitchen | Two Welcoming Reception Rooms | Highly Desirable Location | Walk...



£795 pcm

2 bedroom end of terrace house

+ Add to report

Portland Street, Darwen, BB3

NO LONGER ADVERTISED

Marketed from 9 May 2025 to 23 Jun 2025 (45 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2465833

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: **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.



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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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