

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shuttleworth Street, Earby,  
Barnoldswick, BB18 6QN

221935164

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





## Property Description

Our latest listing is in Shuttleworth Street, Earby, Barnoldswick, BB18 6QN

Get instant cash flow of **£680** per calendar month with a **7.77%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.29%** 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...



Shuttleworth Street,  
Earby, Barnoldswick, BB18  
6QN

221935164



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**On-Street Parking**

**Private Front and Rear Gardens**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £680**

**Market Rent: £900**

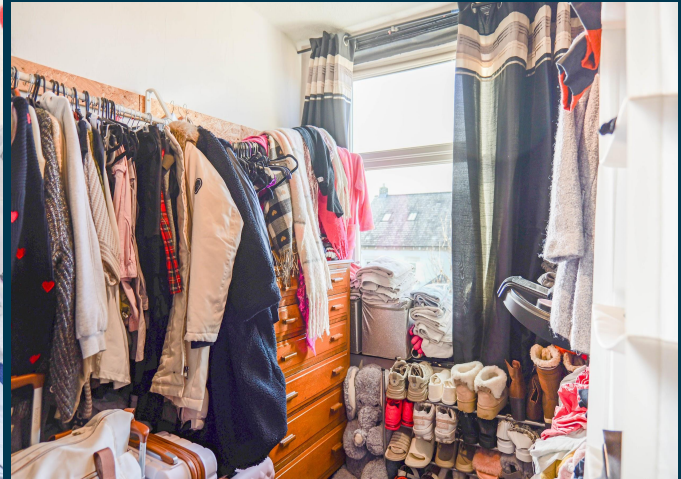
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 121,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £30,250.00 |
| SDLT Charge      | £6,050     |
| Legal Fees       | £1,000.00  |
| Total Investment | £37,300.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £680 per calendar month but the potential market rent is

£ 900



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



| Returns Based on Rental Income       | £680      | £900      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £90,750.00 @ 5% | £378.13   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | Freehold  |           |
| Letting Fees                         | £68.00    | £90.00    |
| Total Monthly Costs                  | £461.13   | £483.13   |
| Monthly Net Income                   | £218.88   | £416.88   |
| Annual Net Income                    | £2,626.50 | £5,002.50 |
| Net Return                           | 7.04%     | 13.41%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,202.50**  
Adjusted To

Net Return                      **8.59%**

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

Annual Net Income      **£3,187.50**  
Adjusted To

Net Return                      **8.55%**

# 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 £130,000.



£130,000

## 3 bedroom end of terrace house for sale

+ Add to report

South Parade, Barnoldswick, BB18

CURRENTLY ADVERTISED SOLD STC

Marketed from 13 Jun 2025 by Taylforth's Residential, Barnoldswick

Three Bedroom End Terrace House | Popular Location, Set On A Larger Than Average Plot | Offers A ...



£125,000

## 3 bedroom terraced house for sale

+ Add to report

Riverside Terrace, Earby, BB18

NO LONGER ADVERTISED SOLD STC

Marketed from 7 May 2024 to 21 Feb 2025 (289 days) by Sally Harrison Estate Agents, Barnoldswick

Deceptively Spacious Mid Terr House | Pleasant Traffic Free Loc Near Centre | Delightful, Good Si...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 3 bedroom terraced house

Cotton Tree Lane, Trawden, BB8

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 May 2025 to 2 Jun 2025 (18 days) by Entwistle Green, Colne

Unfurnished | Ample built-in storage | Outdoor office with electricity | Located in picturesque T...

+ Add to report



£950 pcm

## 3 bedroom end of terrace house

Alkincoats Road, Colne

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Nov 2024 to 2 Dec 2024 (11 days) by Hilton & Horsfall Estate Agents, Barrowford

A brilliant opportunity to acquire this THREE bedroomed end terrace to let, located in a highly s...

+ Add to report

# 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.



**LETPROPERTY**