

LET PROPERTY PACK

INVESTMENT INFORMATION

Maricourt Ave, Blackburn
BB1 3NR

222341289

 www.letproperty.co.uk





Property Description

Our latest listing is in Maricourt Ave,
Blackburn BB1 3NR

Get instant cash flow of **£725** per calendar
month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£950**
which would provide the investor a Gross Yield
of **8.3%** 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

3 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

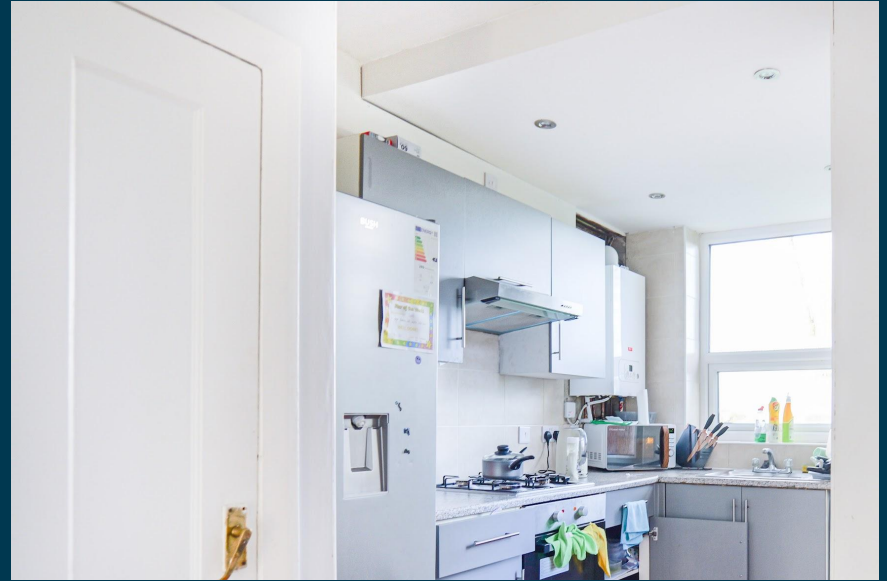
Current Rent: £725

Market Rent: £950

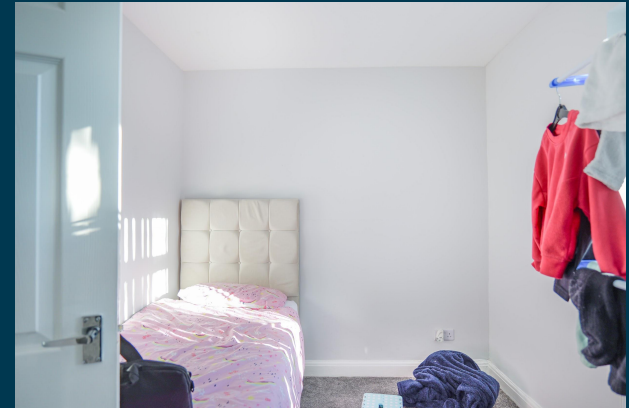
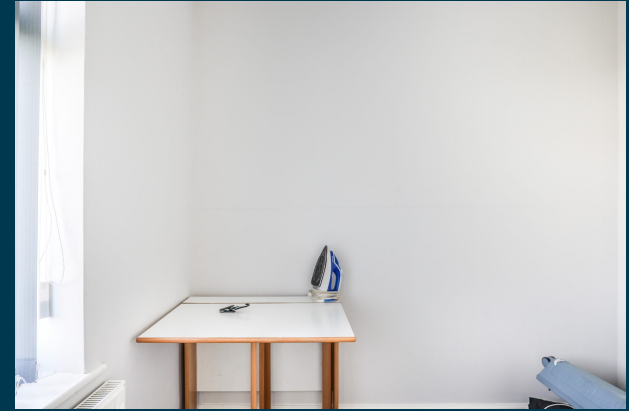
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

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 £725.00 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£725.00	£950.00
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£72.50	£95.00
Total Monthly Costs	£518.75	£541.25
Monthly Net Income	£206.25	£408.75
Annual Net Income	£2,475.00	£4,905.00
Net Return	5.80%	11.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,005.00**
Adjusted To

Net Return **7.04%**

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

Annual Net Income **£2,835.00**
Adjusted To

Net Return **6.65%**

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 terraced house for sale

Maricourt Avenue, Blackburn, BB1

NO LONGER ADVERTISED

Marketed from 2 Sep 2025 to 20 Sep 2025 (18 days) by Stones Young Estate and Letting Agents, Blackburn

+ Add to report



£120,000

3 bedroom semi-detached house for sale

Peronne Crescent, Blackburn, Lancashire, BB1

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Sep 2023 to 28 Mar 2024 (209 days) by Your Move, Blackburn

+ 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

3 bedroom terraced house

St. Ives Road, Blackburn, Lancashire, BB1

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Sep 2025 to 20 Nov 2025 (61 days) by Your Move, Blackburn

+ Add to report



£725 pcm

3 bedroom house

Maricourt Avenue, BB1

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jul 2025 to 26 Aug 2025 (42 days) by Entwistle Green, Blackburn

+ 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**



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.



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