


LET PROPERTY PACK

INVESTMENT INFORMATION

Carter Street, Burnley, BB12

221998820

 www.letproperty.co.uk





Property Description

Our latest listing is in Carter Street, Burnley, BB12

Get instant cash flow of **£600** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£618** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Carter Street, Burnley,
BB12

221998820



Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: £0.30 PM

Lease Length: 863 years

Current Rent: £600

Market Rent: £618

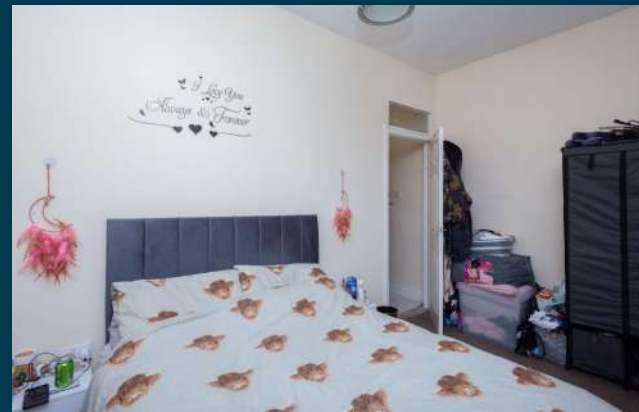
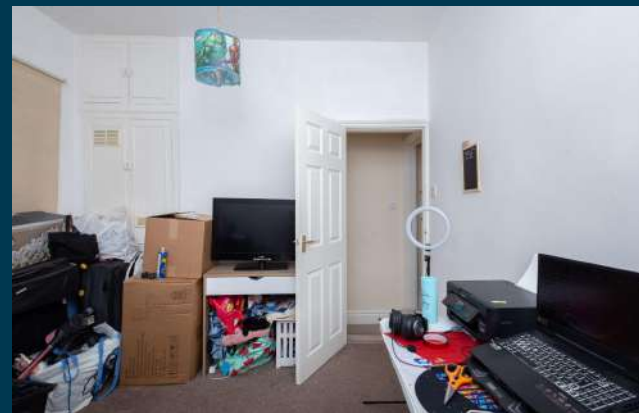
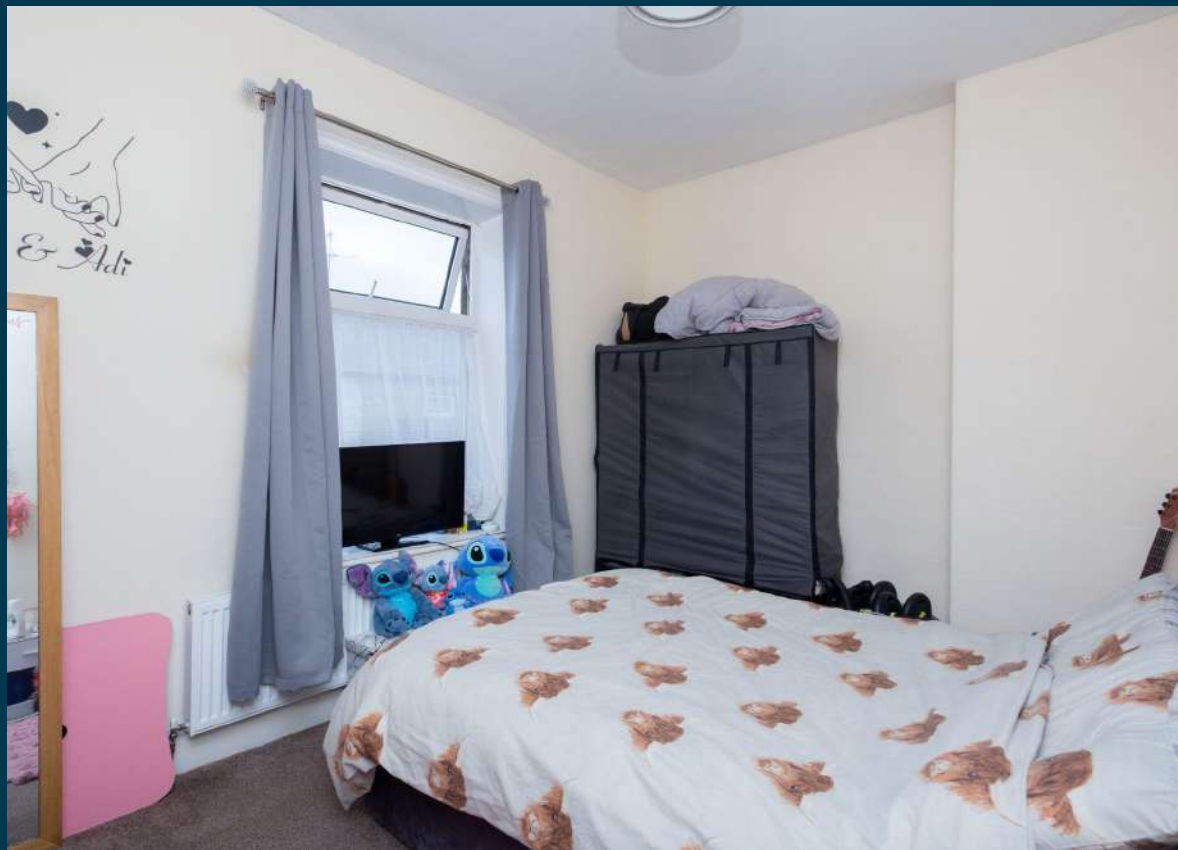
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 92,000.00

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 £600 per calendar month but the potential market rent is

£ 618

Returns Based on Rental Income	£600	£618
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.30	
Letting Fees	£60.00	£61.80
Total Monthly Costs	£362.80	£364.60
Monthly Net Income	£237.20	£253.40
Annual Net Income	£2,846.40	£3,040.80
Net Return	9.95%	10.63%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£1,804.80**

Net Return **6.31%**

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

Annual Net Income Adjusted To **£1,664.40**

Net Return **5.82%**

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 £100,000.



2 bedroom terraced house for sale

+ Add to report

Palace Street, Burnley

NO LONGER ADVERTISED **SOLD STC**

Marketed from 8 Jul 2024 to 31 Oct 2024 (115 days) by Keenans Estate Agents, Burnley

£100,000



2 bedroom terraced house for sale

+ Add to report

Mitchell Street, Burnley, Lancashire, BB12

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 13 Aug 2025 by Entwistle Green, Burnley

£95,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom terraced house

+ Add to report

Oak Street, Burnley, BB12

NO LONGER ADVERTISED

Marketed from 18 Feb 2025 to 9 Mar 2025 (19 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2385222



£800 pcm

2 bedroom terraced house

+ Add to report

Windsor Street, Burnley, BB12

NO LONGER ADVERTISED

Marketed from 3 Feb 2025 to 4 Feb 2025 (1 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2373815

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 2 years**

 Payment history: **On time for the 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.



 www.letproperty.co.uk

Carter Street, Burnley, BB12

221998820

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.

