

LET PROPERTY PACK

INVESTMENT INFORMATION

Allendale Court, Allendale
Street, Burnley, BB12

225343267

 www.letproperty.co.uk





Property Description

Our latest listing is in Allendale Court, Allendale Street, Burnley, BB12

Get instant cash flow of **£550** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£710** which would provide the investor a Gross Yield of **10.8%** 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...



9 Allendale Court,
Allendale Street, Burnley,
BB12

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Property Key Features

2 bedrooms

1 bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £140.00 pm

Ground Rent: £17.00 pm

Lease Length: 870 years

Current Rent: £550

Market Rent: £710

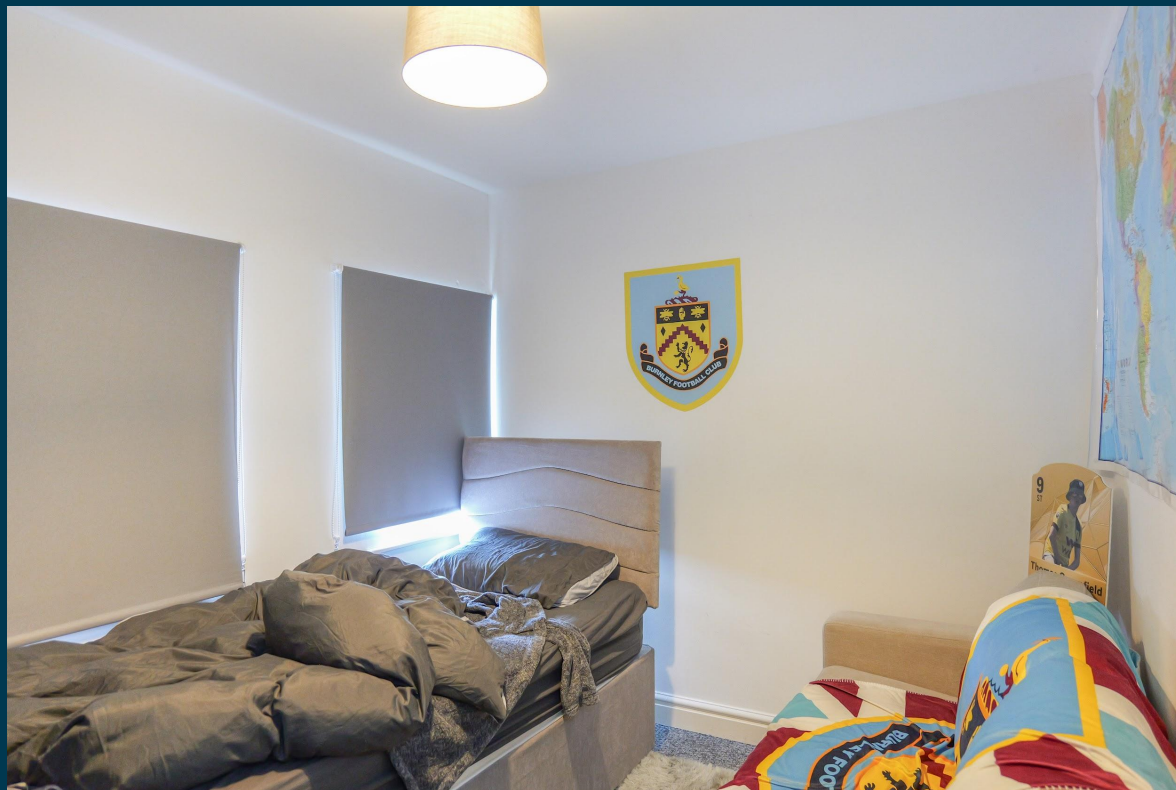
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £79,000.00 and borrowing of £59,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 79,000.00

25% Deposit	£19,750.00
SDLT Charge	£3,950
Legal Fees	£1,000.00
Total Investment	£24,700.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 710



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



Returns Based on Rental Income	£550	£710
Mortgage Payments on £59,250.00 @ 5%	£246.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£17.00	
Letting Fees	£55.00	£71.00
Total Monthly Costs	£473.88	£489.88
Monthly Net Income	£76.13	£220.13
Annual Net Income	£913.50	£2,641.50
Net Return	3.70%	10.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,221.50**
Adjusted To

Net Return **4.95%**

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

Annual Net Income **£1,660.50**
Adjusted To

Net Return **6.72%**

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 £107,500.



£107,500

2 bedroom penthouse for sale

Greenbrook Road, Burnley

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Feb 2021 to 26 Nov 2021 (287 days) by Yopa, North West



£105,000

2 bedroom flat for sale

Upper Brook Court, Greenbrook Road, Burnley, Lancashire.

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jul 2023 to 14 Sep 2023 (62 days) by Pendle Hill Properties, Read

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom apartment

Clayton Fold, Burnley, Lancashire, BB12

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Feb 2026 to 6 Mar 2026 (31 days) by Reeds Rains, Burnley



£695 pcm

2 bedroom flat

Upper Brook Court, Greenbrook Road, Burnley

NO LONGER ADVERTISED

LET AGREED






Marketed from 18 Nov 2025 to 13 Feb 2026 (87 days) by Keenans Estate Agents, 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **moved 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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BB12

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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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