

LET PROPERTY PACK

INVESTMENT INFORMATION

Peter Street, Colne, BB8

226671406

 www.letproperty.co.uk





Property Description

Our latest listing is in Peter Street, Colne, BB8

Get instant cash flow of **£539** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£587** which would provide the investor a Gross Yield of **7.4%** 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...



Peter Street, Colne, BB8

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £8.25 pm

Ground Rent: £0.08 pm

Lease Length: 871 years

Current Rent: £539

Market Rent: £587

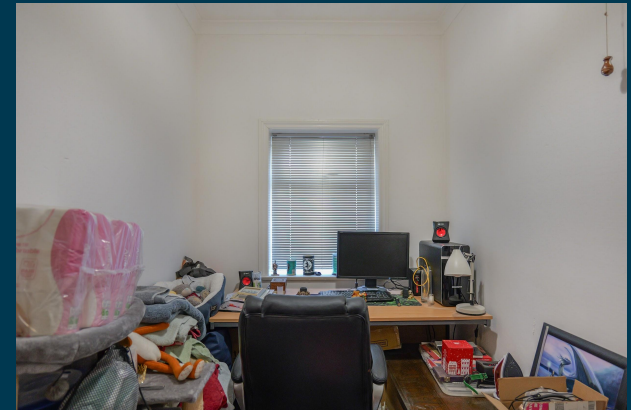
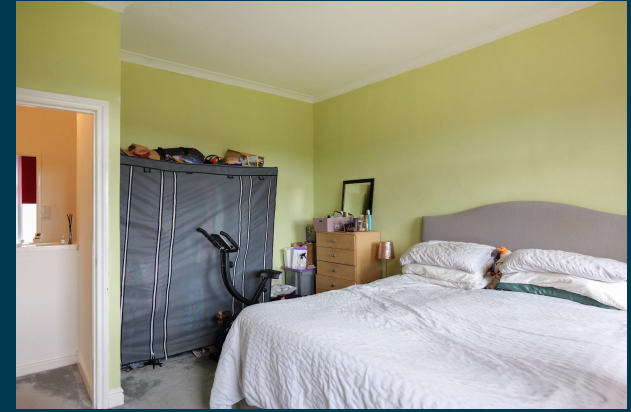
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£4,750
Legal Fees	£1,000.00
Total Investment	£29,500.00

Projected Investment Return



The monthly rent of this property is currently set at £539 per calendar month but the potential market rent is

£ 587

Returns Based on Rental Income	£539	£587
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£8.25	
Ground Rent	£0.08	
Letting Fees	£53.90	£58.70
Total Monthly Costs	£374.11	£378.91
Monthly Net Income	£164.89	£208.09
Annual Net Income	£1,978.70	£2,497.10
Net Return	6.71%	8.46%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,323.10**
Adjusted To

Net Return **4.49%**

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


Annual Net Income **£1,073.10**
Adjusted To

Net Return **3.64%**

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

Dickson Street, Colne, Lancashire, BB8

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Jun 2023 to 22 Sep 2023 (102 days) by Taylforth's Residential, Barnoldswick

£100,000



2 bedroom terraced house for sale + Add to report

Oak Street, Colne

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Jun 2024 to 20 Sep 2024 (91 days) by Hilton & Horsfall Estate Agents, Barrowford

£99,950

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 terraced house

Craven Street, Colne

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Apr 2026 to 27 May 2026 (55 days) by The Lettings Club Limited, Bradford

+ Add to report



£825 pcm

2 bedroom terraced house

Barcroft Street, Colne, BB8






CURRENTLY ADVERTISED

Marketed from 26 May 2026 by Entwistle Green, Colne

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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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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