

LET PROPERTY PACK

INVESTMENT INFORMATION

Blackpool Street,
Burton-on-Trent, DE14

226974443

 www.letproperty.co.uk





Property Description

Our latest listing is in
Blackpool Street, Burton-on-Trent, DE14

Get instant cash flow of **£850** per calendar
month with a **7.7%** Gross Yield for investors.

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...



Blackpool Street,
Burton-on-Trent, DE14

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £850

Lounge



Kitchen



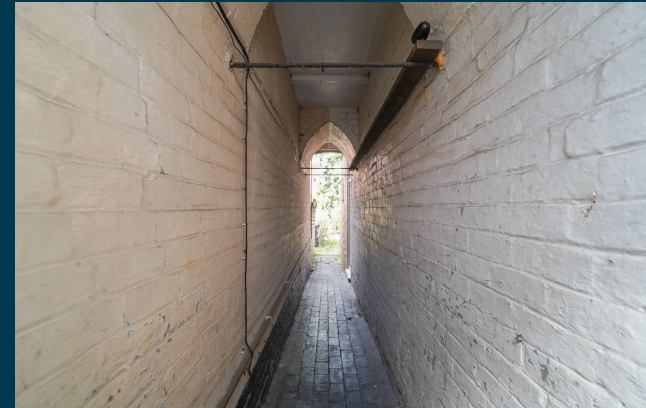
Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 132,250.

ASSUMED PURCHASE PRICE

£ 132,250

SDLT Charge

£6,758

Legal Fees

£1,000

Total Investment

£140,008

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 £850 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£850
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£85.00
Total Monthly Costs	£100.00
Monthly Net Income	£750.00
Annual Net Income	£9,000.00
Net Return	6.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,300**
Adjusted To

Net Return **5.21%**

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 £145,000.



3 bedroom terraced house for sale

[+ Add to r](#)

Blackpool Street, Burton Upon Trent

NO LONGER ADVERTISED

Marketed from 17 Jan 2025 to 30 Apr 2025 (103 days) by Dwellings Estate Agents, Burton on Trent

£145,000



3 bedroom terraced house for sale

[+ Add to r](#)

Blackpool Street, Burton-on-Trent, DE14

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Oct 2022 to 24 Feb 2023 (140 days) by Crew Partnership, Burton-On-Trent

£139,950

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom house

King Street, DE14 3AG

NO LONGER ADVERTISED

Marketed from 3 Mar 2025 to 31 Mar 2025 (27 days) by Frank Innes Lettings, Burton on Trent

+ Add to report



£895 pcm

3 bedroom house

Broadway Street, BURTON-ON-TRENT

NO LONGER ADVERTISED

Marketed from 18 Oct 2023 to 8 Nov 2023 (20 days) by Burchell Edwards Lettings, Burton-upon-Trent

+ 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.



Blackpool Street, Burton-on-Trent, DE14

PROPERTY ID: 226974443

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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