

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Leopold Street, Colne, BB8

224973246

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Leopold Street, Colne, BB8

Get instant cash flow of **£450** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£638** which would provide the investor a Gross Yield of **9.0%** 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...



## Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £638

Leopold Street, Colne,  
BB8

224973246

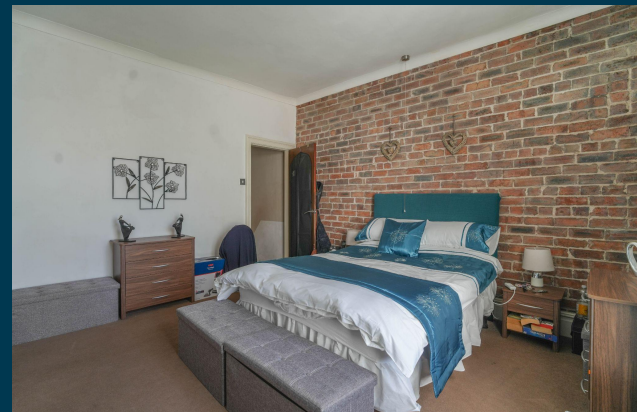
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit	£21,250.00
SDLT Charge	£4,250
Legal Fees	£1,000.00
Total Investment	£26,500.00

# 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 £450 per calendar month but the potential market rent is

£ 638



Returns Based on Rental Income	£450	£638
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£45.00	£63.80
<b>Total Monthly Costs</b>	<b>£325.63</b>	<b>£344.43</b>
<b>Monthly Net Income</b>	<b>£124.38</b>	<b>£293.58</b>
<b>Annual Net Income</b>	<b>£1,492.50</b>	<b>£3,522.90</b>
<b>Net Return</b>	<b>5.63%</b>	<b>13.29%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,246.90**  
Adjusted To

Net Return                      **8.48%**

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

Annual Net Income      **£2,247.90**  
Adjusted To

Net Return                      **8.48%**

# 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 £110,000.



£110,000

2 bedroom end of terrace house for sale

+ Add to

Leopold Street, Colne

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Mar 2025 to 24 Nov 2025 (248 days) by Farrar & Forbes Estate Agents, Colne



£80,000

2 bedroom terraced house for sale

+ Add to repc

Leopold Street, Colne

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jan 2021 to 20 Sep 2021 (245 days) by Hilton & Horsfall Estate Agents, Barrowford

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom terraced house

+ Add to report

Knotts Lane, Colne, Lancashire, BB8

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Nov 2025 to 28 Feb 2026 (116 days) by Sally Harrison Sales & Lettings, Barnoldswick

£795 pcm



## 2 bedroom end of terrace house

Fountain Street, Colne, BB8

CURRENTLY ADVERTISED

Marketed from 1 Apr 2026 by Farrar & Forbes Estate Agents, Colne

£750 pcm

# 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**



Current term of tenancy: **10 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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](http://www.letproperty.co.uk)

Leopold Street, Colne, BB8

224973246

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.



**LETPROPERTY**