

LET PROPERTY PACK

INVESTMENT INFORMATION

Hector Road, Darwen, BB3
0AY

219471582

 www.letproperty.co.uk





Property Description

Our latest listing is in Hector Road, Darwen, BB3 0AY

Get instant cash flow of **£780** per calendar month with a **6.93%** Gross Yield for investors.

This property has a potential to rent for **£861** which would provide the investor a Gross Yield of **7.65%** if the rent was increased to market rate.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Hector Road, Darwen,
BB3 0AY

219471582



Property Key Features

3 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £780

Market Rent: £861

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit £38,750.00

SDLT Charge £8,350

Legal Fees £1,000.00

Total Investment £48,100.00

Projected Investment Return



The monthly rent of this property is currently set at £780 per calendar month but the potential market rent is

£ 861



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



Returns Based on Rental Income	£780	£861
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£78.00	£86.10
Total Monthly Costs	£577.38	£585.48
Monthly Net Income	£202.63	£275.53
Annual Net Income	£2,431.50	£3,306.30
Net Return	5.06%	6.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,584.30**
Adjusted To

Net Return **3.29%**

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

Annual Net Income **£981.30**
Adjusted To

Net Return **2.04%**

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 £140,000.



£140,000

3 bedroom semi-detached house for sale

+ Add to report

Greenside Avenue, Livesey, Blackburn, Lancashire, BB2

NO LONGER ADVERTISED

Marketed from 19 Sep 2024 to 23 Oct 2024 (33 days) by Bridgfords, Blackburn

Three Bedroom Semi Detached | Lounge & Dining Room | Spacious Kitchen & Utility | Downstairs W.C...



£139,950

3 bedroom semi-detached house for sale

+ Add to report

Carrington Avenue, Blackburn, BB2

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 May 2024 to 30 Aug 2024 (100 days) by Stones Young Estate and Letting Agents, Blackburn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom semi-detached house

+ Add to report

Leyburn Road, Blackburn

NO LONGER ADVERTISED

Marketed from 24 Jan 2025 to 26 Mar 2025 (60 days) by LOVE HOMES, Garstang

Three bedroom semi detached | New carpets and decorated throughout | Newly appointed kitchen | F...



£895 pcm

3 bedroom semi-detached house

+ Add to report

Croftwood Terrace, Blackburn, BB2

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Aug 2024 to 16 Oct 2024 (46 days) by Stones Young Estate and Letting Agents, Blackburn

NEWLY RENOVATED 3 BED SEMI Stones Young are delighted to offer to market this newly renovated f...

Current Tenant Profile



As this property is currently tenanted, 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: **2 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.



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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.



LETPROPERTY