

LET PROPERTY PACK

INVESTMENT INFORMATION

Great Harwood,
Lancashire, BB6

228780162

 www.letproperty.co.uk





Property Description

Our latest listing is in Great Harwood, Lancashire, BB6

Get instant cash flow of **£800** per calendar month with a **7.4%** 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...



Great Harwood,
Lancashire, BB6

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Property Key Features

3 Bedrooms

1 Bathrooms

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 130,000.

ASSUMED PURCHASE PRICE

£ 130,000

SDLT Charge £6,600

Legal Fees £1,000

Total Investment £137,600

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 £800 per calendar month

Returns Based on Rental Income	£800
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£80.00
Total Monthly Costs	£95.00
Monthly Net Income	£705.00
Annual Net Income	£8,460.00
Net Return	6.15%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,860**
Adjusted To

Net Return **4.99%**

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 terraced house for sale

Hanson Street, Great Harwood, Blackburn, BB6

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Apr 2023 to 13 Oct 2023 (189 days) by Stones Young Estate and Letting Agents,

+ Add to



£139,950

3 bedroom terraced house for sale

Blackburn Road, Great Harwood,

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Apr 2022 to 15 Sep 2023 (524 days) by Fardella & Bell Ltd, Burnley

+ Add to

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

Birtwistle Street, Great Harwood, Blackburn

CURRENTLY ADVERTISED

LET AGREED

Marketed from 2 Sep 2026 by Crown Estate & Letting Agents, Blackburn

+ Add to report



£875 pcm

3 bedroom detached house

Blackburn Road, Great Harwood, Blackburn, Lancashire, BB6

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jul 2023 to 29 Aug 2023 (47 days) by Mortimers, Accrington

+ 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**



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.



Great Harwood, Lancashire, BB6

PROPERTY ID: 228780162

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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