

LET PROPERTY PACK

INVESTMENT INFORMATION

Towngate, Barnsley, S75

229282875

 www.letproperty.co.uk





Property Description

Our latest listing is in Towngate, Barnsley, S75

Get instant cash flow of **£1,200** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£1,247** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

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...



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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £300.00 PM

Ground Rent: £20.83 PM

Lease Length: 220 years

Current Rent: £1,200

Market Rent: £1,247

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £174,800.00 and borrowing of £131,100.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 174,800.00

25% Deposit £43,700.00

SDLT Charge £9,736

Legal Fees £1,000.00

Total Investment £54,436.00

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 £1,200 per calendar month but the potential market rent is

£ 1,247

Returns Based on Rental Income	£1,200	£1,247
Mortgage Payments on £131,100.00 @ 5%	£546.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£300.00	
Ground Rent	£20.83	
Letting Fees	£120.00	£124.70
Total Monthly Costs	£1,002.08	£1,006.78
Monthly Net Income	£197.92	£240.22
Annual Net Income	£2,375.04	£2,882.64
Net Return	4.36%	5.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£388.64**
Adjusted To

Net Return **0.71%**

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

Annual Net Income **£510.60**
Adjusted To

Net Return **0.94%**

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 £190,000.



£190,000

2 bedroom apartment for sale

Taylorson Street South, Salford, M5

CURRENTLY ADVERTISED

Marketed from 9 Sep 2026 by Reeds Rains, Salford Quays City Living

+ Add to report



£180,000

2 bedroom apartment for sale

X Q 7 Building, Taylorson Street South, Salford, Lancashire, M5

NO LONGER ADVERTISED

Marketed from 15 Feb 2023 to 4 Dec 2023 (291 days) by Lawrence Copeland (Town & City Centre), Manchester

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,395 based on the analysis carried out by our letting team at **Let Property Management**.



£1,395 pcm

2 bedroom apartment

XQ7 Building

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Feb 2026 to 10 Mar 2026 (13 days) by Premier Residential, Manchester

+ Add to report



£1,350 pcm

2 bedroom apartment

XQ7 Building, Salford, M5

NO LONGER ADVERTISED

Marketed from 7 Oct 2024 to 29 Oct 2024 (21 days) by Bridgfords Lettings, Manchester

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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