

LET PROPERTY PACK

INVESTMENT INFORMATION

Larch Street, Nelson, BB9

226263575

 www.letproperty.co.uk





Property Description

Our latest listing is in Larch Street, Nelson, BB9

Get instant cash flow of **£500** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£534** which would provide the investor a Gross Yield of **9.2%** 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...



Larch Street, Nelson, BB9

226263575



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £1.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £500

Market Rent: £534

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £70,000.

ASSUMED PURCHASE PRICE

£ 70,000

SDLT Charge	£3,500
Legal Fees	£1,000
Total Investment	£74,500

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 534

Returns Based on Rental Income	£500	£534
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	FREEHOLD	
Letting Fees	£50.00	£53.40
Total Monthly Costs	£66.00	£69.40
Monthly Net Income	£434.00	£464.60
Annual Net Income	£5,208.00	£5,575.20
Net Return	6.99%	7.48%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,507**
Adjusted To

Net Return **6.05%**

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 £79,995.



£79,995

2 bedroom terraced house for sale

+ Add to

Larch Street, Nelson, Lancashire, BB9

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Oct 2022 to 10 Jul 2023 (271 days) by Empire Estates Properties, Burnley



£67,500

2 bedroom terraced house for sale

+ Add to re

Larch Street, Nelson, BB9

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jun 2025 to 11 Mar 2026 (265 days) by Belvoir, Burnley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

2 bedroom terraced house

Larch Street, Nelson, BB9

NO LONGER ADVERTISED

Marketed from 6 Dec 2024 to 13 Jan 2025 (38 days) by OpenRent, London

+ Add to report



£530 pcm

2 bedroom terraced house

Larch Street, Nelson, BB9 9HR

NO LONGER ADVERTISED

LET AGREED






Marketed from 16 Jul 2024 to 19 Jul 2024 (2 days) by Rent UK Property, Middlesborough

+ 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: **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.



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Larch Street, Nelson, BB9

PROPERTY ID: 226263575

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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