

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Clifton Street & Smith  
Street, Burnley, BB12 0QZ

226938510

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





## Property Description

Our latest listing is in Clifton Street & Smith Street, Burnley, BB12 0QZ

Get instant cash flow of **£1,045.00** per calendar month with a **7.6%** 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...**



Clifton Street & Smith  
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## Property Key Features

**4 bedrooms**

**2 bathrooms**

**Open Plan Lounge and Kitchen**

**Well Equipped Kitchen**

**Factor Fees: £0**

**Ground Rent: £11**

**Lease Length: 847 years**

**Current Rent: £1,045**

# Lounge



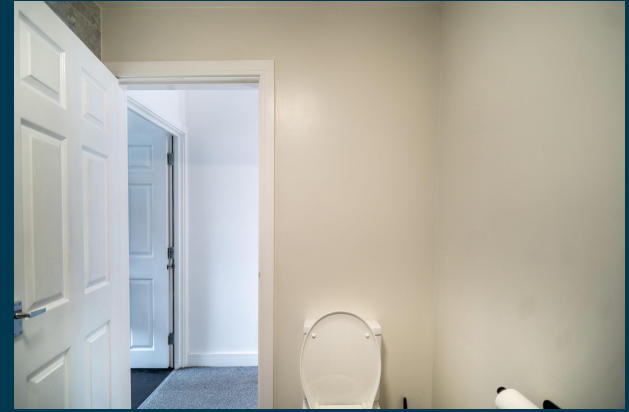
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £166,000.00 and borrowing of £124,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 166,000.00

25% Deposit	£41,500.00
SDLT Charge	£9,120
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£51,620.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £1,045.00 per calendar month is

£ 1,045



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



<b>Returns Based on Rental Income</b>	<b>£1,045.00</b>
Mortgage Payments on £124,500.00 @ 5%	<b>£518.75</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>£11.00</b>
Letting Fees	<b>£104.50</b>
<b>Total Monthly Costs</b>	<b>£649.25</b>
<b>Monthly Net Income</b>	<b>£395.75</b>
<b>Annual Net Income</b>	<b>£4,749.00</b>
<b>Net Return</b>	<b>9.20%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,659.00**  
Adjusted To

Net Return                      **5.15%**

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

Annual Net Income      **£2,391.00**  
Adjusted To

Net Return

# 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 £150,000.



£150,000

## 4 bedroom house for sale

+ Add to report

Cannon Street, Accrington

NO LONGER ADVERTISED

Marketed from 16 Aug 2024 to 21 Oct 2025 (431 days) by Keenans Estate Agents, Accrington



£140,000

## 4 bedroom flat for sale

+ Add to report

Hufing Lane, Burnley

NO LONGER ADVERTISED

Marketed from 18 May 2025 to 27 May 2025 (8 days) by Petty Real Estate Agents, Burnley

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,075 based on the analysis carried out by our letting team at **Let Property Management**.



£1,075 pcm

## 4 bedroom apartment

+ Add to report

Deardengate, Haslingden, Rossendale

NO LONGER ADVERTISED

Marketed from 15 May 2025 to 6 Aug 2025 (82 days) by Keenans Estate Agents, Swinton



£1,050 pcm

## 4 bedroom apartment

+ Add to report

Spring Meadow, Clitheroe, BB7 2BU

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Nov 2024 to 11 Dec 2024 (23 days) by Honeywell, Clitheroe

# 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: **Moved in within the last 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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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**