

LET PROPERTY PACK

INVESTMENT INFORMATION

Towngate, Barnsley, S75

228625655

 www.letproperty.co.uk





Property Description

Our latest listing is in Towngate, Barnsley, S75

Get instant cash flow of **£1,225** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **6.0%** 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...



Towngate, Barnsley, S75

228625655



Property Key Features

Portfolio of a Flat and Terraced House

2 Bathrooms

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

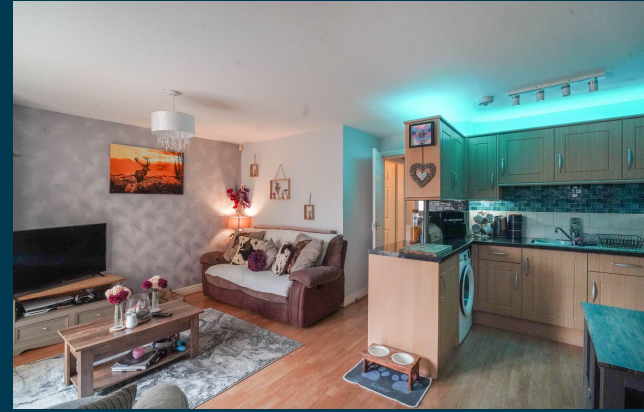
Ground Rent: £0.00

Lease Length: 103 years

Current Rent: £1,225

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 281,750.

ASSUMED PURCHASE PRICE

£ 281,750

SDLT Charge £18,175

Legal Fees £1,000

Total Investment £300,925

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 £1,225 per calendar month but the potential market rent is

£ 1,400

Returns Based on Rental Income	£1,225	£1,400
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£122.50	£140.00
Total Monthly Costs	£137.50	£155.00
Monthly Net Income	£1,087.50	£1,245.00
Annual Net Income	£13,050.00	£14,940.00
Net Return	4.34%	4.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£12,140**
Adjusted To

Net Return **4.03%**

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 £310,000.



£310,000

4 bedroom detached house for sale

Broomhead Court, Mapplewell

NO LONGER ADVERTISED

Marketed from 2 Jan 2026 to 16 Feb 2026 (45 days) by Haybrook, Barnsley

+ Add to report



£309,995

4 bedroom detached house for sale

Broomhead Court, Mapplewell, Barnsley, S75 6LS

CURRENTLY ADVERTISED

Marketed from 7 May 2026 by Mallinson and Co, Penistone

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.



£1,495 pcm

4 bedroom terraced house

+ Add to report

The Masons, Barnsley, S75

NO LONGER ADVERTISED

Marketed from 6 Aug 2023 to 22 Sep 2023 (46 days) by OpenRent, London



£1,450 pcm

4 bedroom detached house

+ Add to report

Croft Close, Mapplewell, BARNSELY

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2024 to 10 Sep 2024 (55 days) by William H. Brown Lettings, Barnsley

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.



Towngate, Barnsley, S75

PROPERTY ID: 228625655

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