

LET PROPERTY PACK

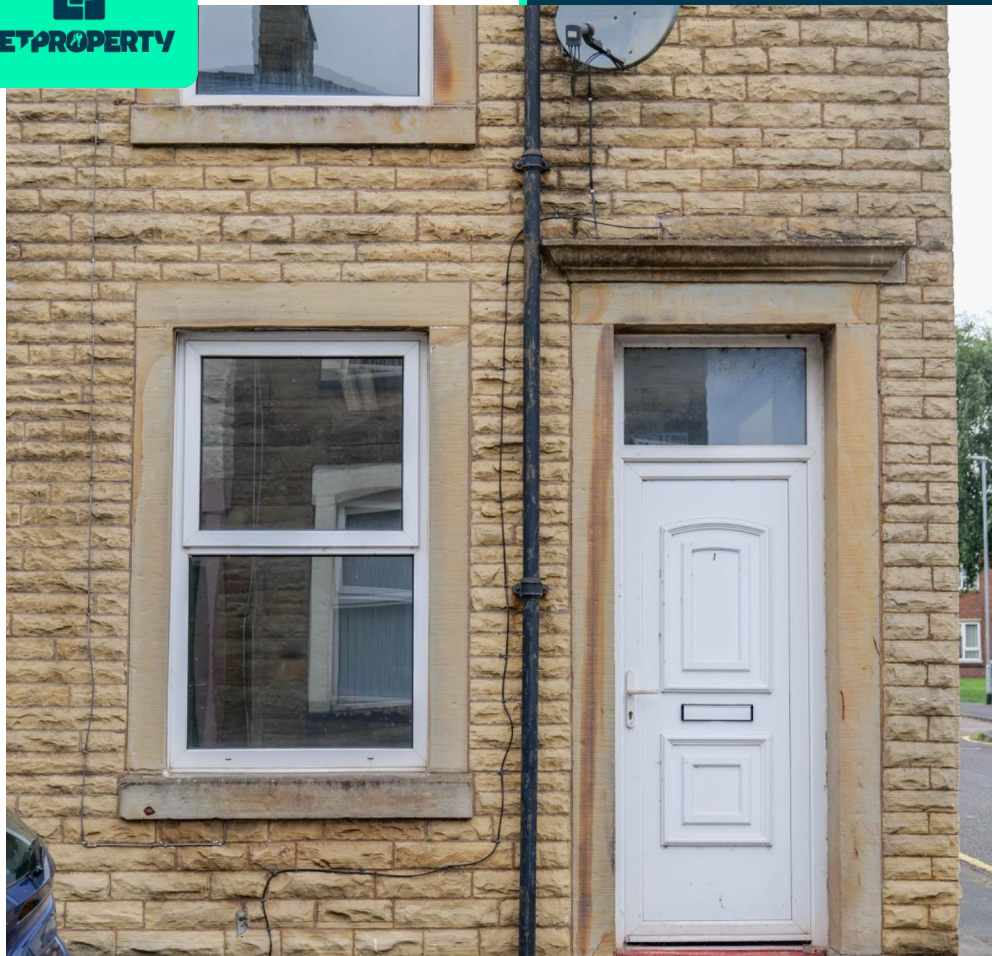
INVESTMENT INFORMATION

Holly Street, Burnley, BB10

224615771

 www.letproperty.co.uk





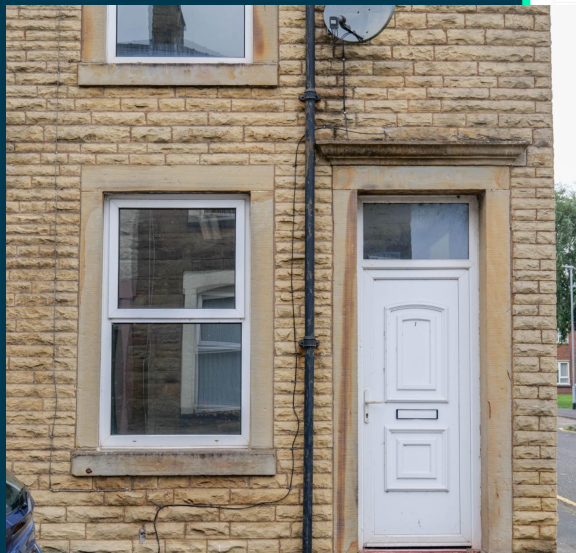
Property Description

Our latest listing is in Holly Street, Burnley, BB10

This property has a potential to rent for **£596** which would provide the investor a Gross Yield of **10.4%** 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...



Holly Street, Burnley,
BB10

224615771



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 847 years

Market Rent: £596

Lounge



Kitchen



Bedrooms



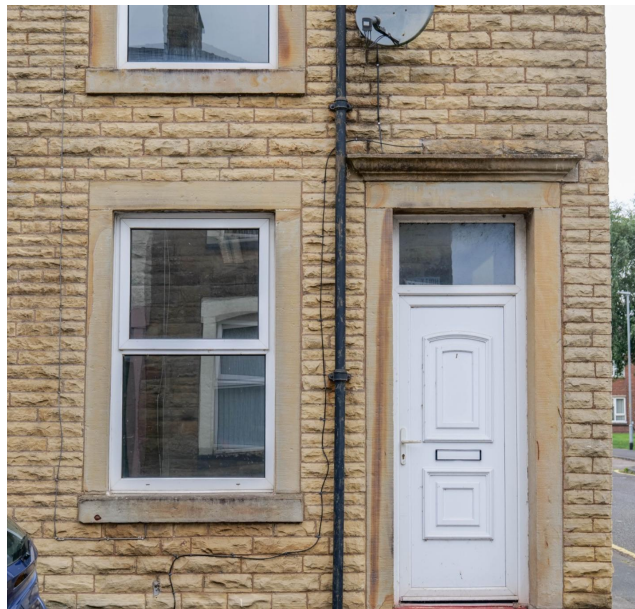
Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 69,000.

ASSUMED PURCHASE PRICE

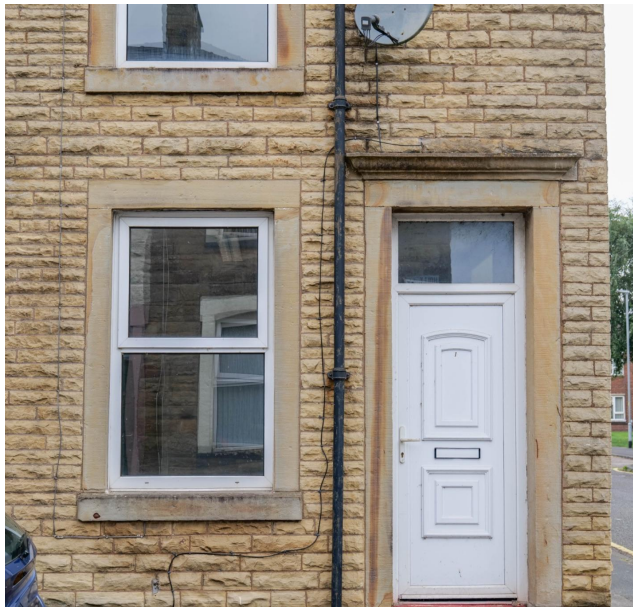
£ 69,000

SDLT Charge £3,450

Legal Fees £1,000

Total Investment £73,450

Projected Investment Return



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



Returns Based on Rental Income	£596
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£59.60
Total Monthly Costs	£74.60
Monthly Net Income	£521.40
Annual Net Income	£6,256.80
Net Return	8.52%

Return **Stress Test** Analysis Report



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

Annual Net Income
Adjusted To **£5,065**

Net Return **6.90%**

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 £75,000.



2 bedroom terraced house for sale

[+ Add to report](#)

Eastham Street, Burnley

NO LONGER ADVERTISED

Marketed from 17 Mar 2023 to 22 Sep 2023 (188 days) by Duckworths Estate Agents, Burnley

£75,000



2 bedroom terraced house for sale

[+ Add to report](#)

Lyndhurst Road, Burnley, BB10

NO LONGER ADVERTISED

Marketed from 4 Feb 2026 to 27 Apr 2026 (81 days) by Yopa, North West & Midlands

£70,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom semi-detached house

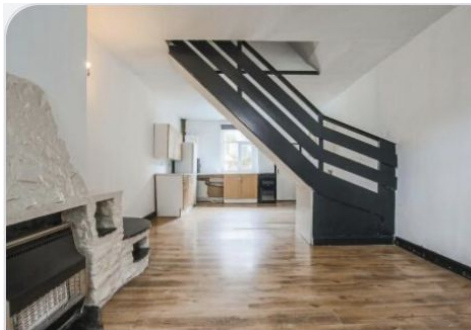
[+ Add to report](#)

33 Holcombe Drive, Burnley, Lancashire, BB10 4BJ

NO LONGER ADVERTISED

Marketed from 18 Apr 2023 to 7 Jun 2023 (49 days) by Falcon & Foxglove Estate Agents Ltd, Burnley

£650 pcm



2 bedroom terraced house

[+ Add to report](#)

Eliza Street, Burnley

NO LONGER ADVERTISED

Marketed from 17 May 2024 to 22 May 2024 (5 days) by Keenans Estate Agents, Burnley

£600 pcm

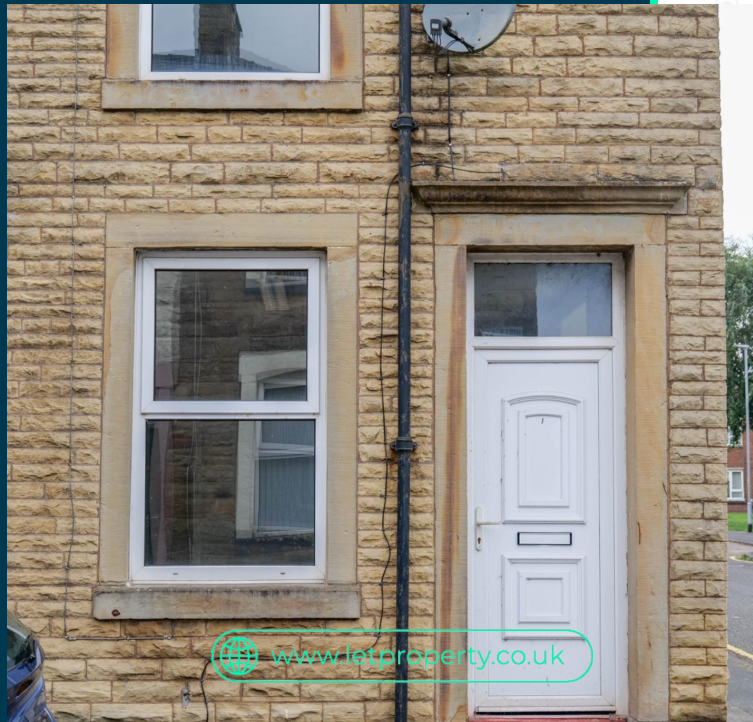
Current Tenant Profile



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.



Holly Street, Burnley, BB10

PROPERTY ID: 224615771

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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