

LET PROPERTY PACK

INVESTMENT INFORMATION

Begonia View, Darwen,
BB3

225098990

 www.letproperty.co.uk





Property Description

Our latest listing is in Begonia View, Darwen, BB3

Get instant cash flow of **£825** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,012** which would provide the investor a Gross Yield of **6.5%** 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...



Begonia View, Darwen,
BB3

225098990



Property Key Features

3 Bedrooms

2 Bathrooms

**Well-Equipped Kitchen with
Dining Space**

Glass-Covered Sunroom

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 969 years

Current Rent: £825

Market Rent: £1,012

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £187,000.00 and borrowing of £140,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 187,000.00

25% Deposit	£46,750.00
SDLT Charge	£10,590
Legal Fees	£1,000.00
Total Investment	£58,340.00

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 £825 per calendar month but the potential market rent is

£ 1,012

Returns Based on Rental Income	£825	£1,012
Mortgage Payments on £140,250.00 @ 5%	£584.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£82.50	£101.20
Total Monthly Costs	£681.88	£700.58
Monthly Net Income	£143.13	£311.43
Annual Net Income	£1,717.50	£3,737.10
Net Return	2.94%	6.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,713.10**
Adjusted To

Net Return **2.94%**

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

Annual Net Income **£932.10**
Adjusted To

Net Return **1.60%**

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 £220,000.



£220,000

2 bedroom semi-detached bungalow for sale

Kingsway, Lower Darwen, Darwen

CURRENTLY ADVERTISED

Marketed from 9 Feb 2026 by Keenans Estate Agents, Accrington

+ Add to report



£210,000

2 bedroom detached bungalow for sale

Farfield Drive, Lower Darwen, BB3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Sep 2025 by Duckworths Estate Agents, Darwen

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom semi-detached bungalow

Coniston Drive, Pothouse, Darwen

CURRENTLY ADVERTISED

LET AGREED

Marketed from 26 Jan 2026 by Proctors Estate Agency, Darwen

+ Add to report



£1,000 pcm

2 bedroom semi-detached bungalow

Tetbury Close, Feniscowles

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Feb 2026 to 20 Mar 2026 (44 days) by Hunters, Darwen

+ 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: **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.



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