LET PROPERTY PACK

INVESTMENT INFORMATION

Tulketh Brow, Preston, PR2

229915537

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Property Description

Our latest listing is in Tulketh Brow, Preston, PR2

Get instant cash flow of **£1,100** per calendar month with a **7.9%** 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...



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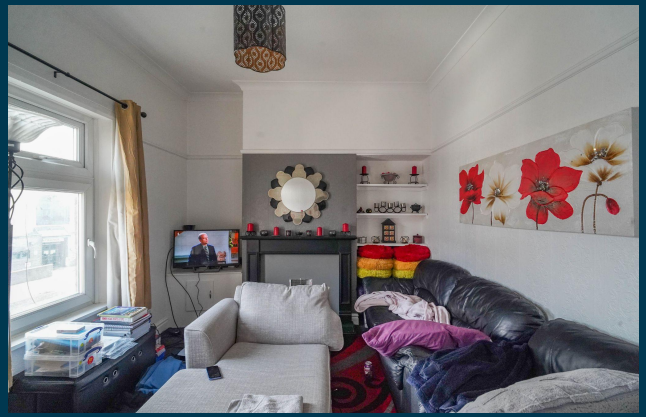
Property Key Features

- 2 bedroom
- 2 bathroom
- Spacious Rooms
- Easy access to local amenities
- Factor Fees: £0
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Current Rent: £1,100

Lounge







Kitchen



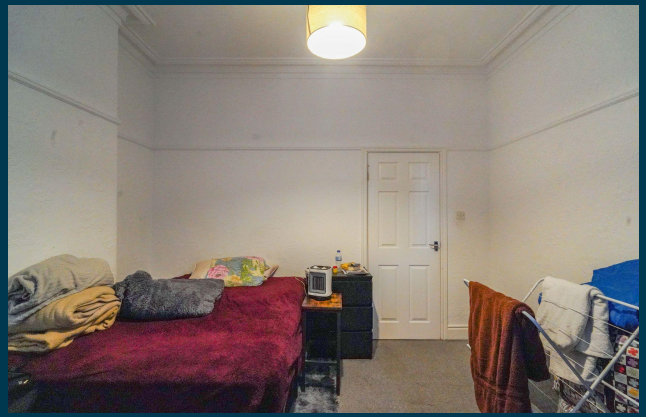




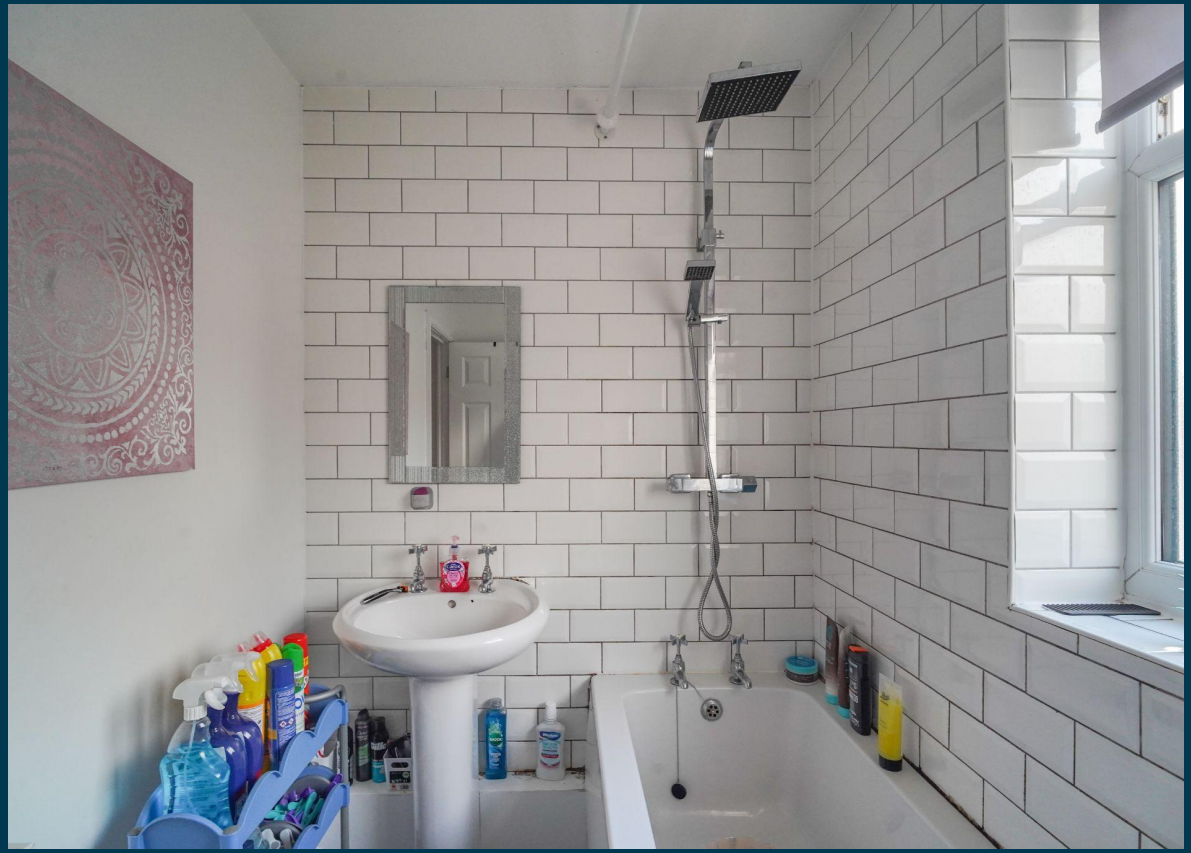
Bedrooms

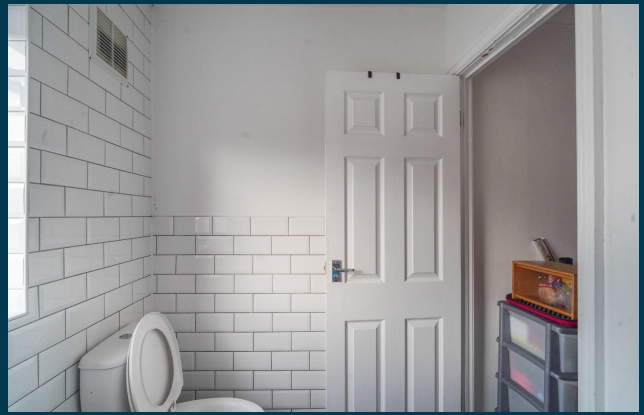






Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	**£41,750.00**
SDLT Charge	**£9,190**
Legal Fees	**£1,000.00**
Total Investment	**£51,940.00**

Projected Investment Return



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

Returns Based on Rental Income	**£1,100**
Mortgage Payments on £125,250.00 @ 5%	**£521.88**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**FREEHOLD**
Letting Fees	**£110.00**
Total Monthly Costs	**£646.88**
Monthly Net Income	**£453.13**
Annual Net Income	**£5,437.50**
Net Return	**10.47%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£3,237.50**
Net Return	**6.23%**

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

Annual Net Income Adjusted To	**£2,932.50**
Net Return	**5.65%**

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 £170,000.



£170,000

2 bedroom terraced house for sale

+ Add to report

Garden Walk, Preston, PR2

NO LONGER ADVERTISED SOLD STC

Marketed from 18 Mar 2024 to 7 Oct 2024 (202 days) by Vanessa Daley Estates Limited, Preston



£160,000

2 bedroom terraced house for sale

+ Add to report

Garden Walk, Ashton-on-Ribble, Preston, Lancashire, PR2

NO LONGER ADVERTISED SOLD STC

Marketed from 8 Jan 2025 to 10 Jul 2025 (183 days) by Entwistle Green, Preston

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,250 pm based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom flat

+ Add to report

Ashton-On-Ribble, Preston, PR2

NO LONGER ADVERTISED

Marketed from 12 Mar 2026 to 16 Mar 2026 (4 days) by OpenRent, London



£1,100 pcm

2 bedroom flat

+ Add to report

Ashton-On-Ribble, Preston, PR2

NO LONGER ADVERTISED

Marketed from 14 May 2026 to 23 May 2026 (9 days) by OpenRent, London

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: **7 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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