LET PROPERTY PACK

INVESTMENT INFORMATION

Cobden Street Padiham,
Burnley, BB12

229661413

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Cobden Street Padiham, Burnley, BB12

Get instant cash flow of **£695** per calendar month with a **8.3%** 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...



Cobden Street Padiham, Burnley, BB12

211143532

Property Key Features

- 4 bedroom
- 1 bathroom
- Spacious Rooms
- Close proximity to valuable amenities
- Factor Fees: £0.00
- Ground Rent: £2.00 PM
- Lease Length: 814 Years
- Current Rent: £695

Lounge





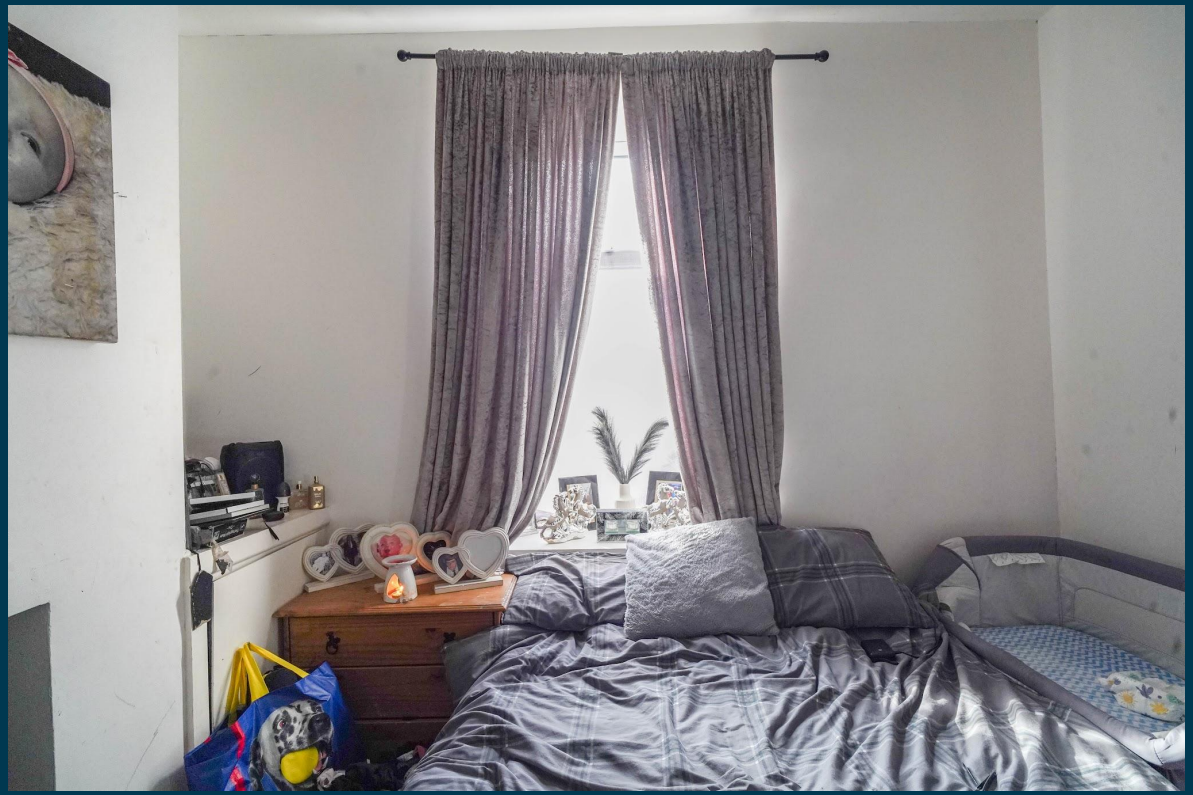


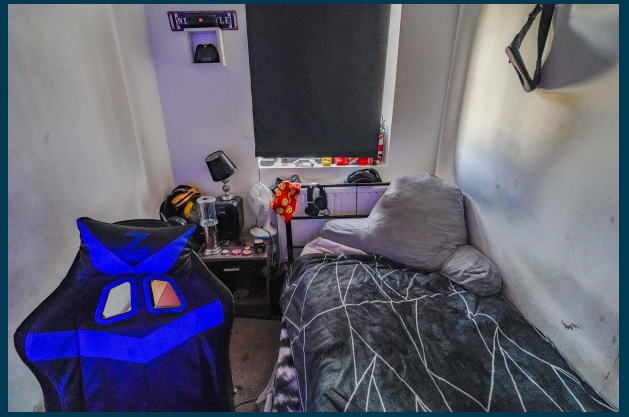
Kitchen





Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	**£25,000.00**
SDLT Charge	**£5,000**
Legal Fees	**£1,000.00**
Total Investment	**£31,000.00**

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 695

Returns Based on Rental Income	£695
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£2.00
Letting Fees	£69.50
Total Monthly Costs	£399.00
Monthly Net Income	£296.00
Annual Net Income	£3,552.00
Net Return	11.46%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£2,162.00**
Net Return	**6.97%**

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

Annual Net Income Adjusted To	**£2,076.00**
Net Return	**6.70%**

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 £115,000.



£115,000

3 bedroom terraced house for sale

+ Add to repor

Grove Lane, Padiham, Burnley, Lancashire, BB12

NO LONGER ADVERTISED SOLD STC

Marketed from 26 Jun 2024 to 1 Nov 2024 (128 days) by Reeds Rains, Burnley



£114,950

3 bedroom terraced house for sale

+ Add to re

Garden Street, Padiham, Burnley, Lancashire.

NO LONGER ADVERTISED UNDER OFFER

Marketed from 12 Apr 2021 to 5 Jun 2021 (53 days) by Pendle Hill Properties, Read

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

4 bedroom house

+ Add to report

Guy Street, Padiham

NO LONGER ADVERTISED LET AGREED

Marketed from 26 Jun 2025 to 10 Jul 2025 (14 days) by Bridgfords Lettings, Burnley



£725 pcm

4 bedroom terraced house

+ Add to report

Palmerston Street, Padiham, Burnley, BB12

NO LONGER ADVERTISED LET AGREED

Marketed from 20 Sep 2023 to 27 Nov 2023 (67 days) by JonSimon Estate Agents, Burnley

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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