

LET PROPERTY PACK

INVESTMENT INFORMATION

Brockenhurst Street,
Burnley, BB10

225170610

 www.letproperty.co.uk





Property Description

Our latest listing is in Brockenhurst Street, Burnley, BB10

Get instant cash flow of **£650** per calendar month with a **6.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Brockenhurst Street,
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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

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 £650 per calendar month.

Returns Based on Rental Income	£650
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£65.00
Total Monthly Costs	£423.75
Monthly Net Income	£226.25
Annual Net Income	£2,715.00
Net Return	7.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,415.00**
Adjusted To

Net Return **4.16%**

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

Annual Net Income **£1,065.00**
Adjusted To

Net Return **3.13%**

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 £295,000.



£295,000

3 bedroom bungalow for sale

+ Add to re

Morse Street, Burnley, BB10

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jul 2022 to 6 Oct 2023 (436 days) by Entwistle Green, Burnley



£130,000

2 bedroom semi-detached bungalow for sale

+ Add to report

Sherwood Court, Burnley, BB10

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 2 Jun 2025 to 24 Oct 2025 (144 days) by Duckworths Estate Agents, Burnley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom terraced house

Prescott Street, Burnley, Lancashire, BB10

NO LONGER ADVERTISED

Marketed from 8 Oct 2025 to 20 Oct 2025 (11 days) by Hopwood Estate Agents, Lowton

+ Add to report



£695 pcm

2 bedroom terraced house

Todmorden Road, Burnley

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jun 2025 to 16 Aug 2025 (47 days) by Burnley Sales & Lettings, Burnley

+ 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.



Brockenhurst Street, Burnley, BB10

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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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