

LET PROPERTY PACK

INVESTMENT INFORMATION

Manchester Road, Burnley
BB11

227228463

 www.letproperty.co.uk





Property Description

Our latest listing is in Manchester Road, Burnley BB11

Get instant cash flow of **£1,595** per calendar month with a **7.7%** 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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Burnley BB11

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Property Key Features

5 bedroom

3 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,595

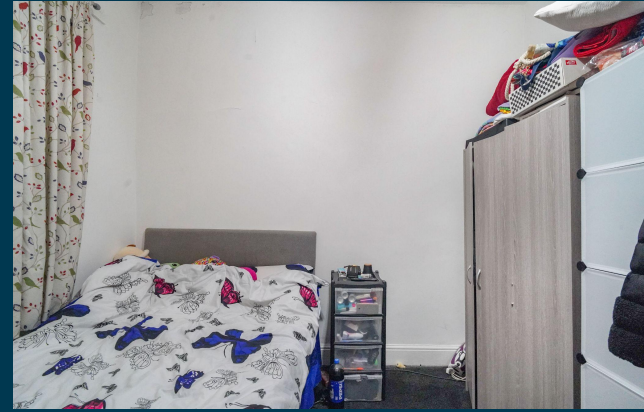
Lounge



Kitchen



Bedrooms



Bathrooms



Exterior





Figures based on assumed purchase price of £247,000.00 and borrowing of £185,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 247,000.00

25% Deposit £61,750.00

SDLT Charge £14,790

Legal Fees £1,000.00

Total Investment £77,540.00

Projected Investment Return



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



Returns Based on Rental Income	£1,595
Mortgage Payments on £185,250.00 @ 5%	£771.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£159.50
Total Monthly Costs	£946.38
Monthly Net Income	£648.63
Annual Net Income	£7,783.50
Net Return	10.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,593.50**
Adjusted To

Net Return **5.92%**

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

Annual Net Income **£4,078.50**
Adjusted To

Net Return **5.26%**

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 £250,000.



£250,000

5 bedroom end of terrace house for sale

+ Add to report

Albion Street, Burnley, Lancashire, BB11

CURRENTLY ADVERTISED

Marketed from 24 Jun 2026 by Bridgfords, Burnley



£225,000

5 bedroom block of apartments for sale

+ Add to report

Manchester Road, Burnley, Lancashire, BB11

NO LONGER ADVERTISED

Marketed from 26 Sep 2024 to 12 Dec 2024 (76 days) by Pure, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

5 bedroom detached house

John Hallows Way, Burnley, Lancashire, BB12

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Nov 2025 to 9 Apr 2026 (132 days) by Dewhurst Homes, Longridge

+ Add to report



£1,600 pcm

5 bedroom detached house

Carter Avenue, Hapton

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2025 to 5 Nov 2025 (26 days) by Keenans Estate Agents, 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
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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