

LET PROPERTY PACK

INVESTMENT INFORMATION

Allendale Court, Allendale
Street, Burnley, BB12

225343281

 www.letproperty.co.uk





Property Description

Our latest listing is in Allendale Court, Allendale Street, Burnley, BB12

Get instant cash flow of **£650** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£751** which would provide the investor a Gross Yield of **11.4%** 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...



7 Allendale Court,
Allendale Street, Burnley,
BB12

225343281



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £140.00 pm

Ground Rent: £17.00 pm

Lease Length: 868 years

Current Rent: £650

Market Rent: £751

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 79,000.00

SDLT Charge	£3,950
Legal Fees	£1,000
Total Investment	£83,950

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 751

Returns Based on Rental Income	£650	£751
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£17.00	
Letting Fees	£65.00	£75.10
Total Monthly Costs	£237.00	£247.10
Monthly Net Income	£413.00	£503.90
Annual Net Income	£4,956.00	£6,046.80
Net Return	5.90%	7.20%

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 **£4,545**
Adjusted To

Net Return **5.41%**



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 £107,500.



£107,500

2 bedroom penthouse for sale

Greenbrook Road, Burnley

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Feb 2021 to 26 Nov 2021 (287 days) by Yopa, North West



£105,000

2 bedroom flat for sale

Upper Brook Court, Greenbrook Road, Burnley, Lancashire.

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jul 2023 to 14 Sep 2023 (62 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 £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom apartment

Clayton Fold, Burnley, Lancashire, BB12

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Feb 2026 to 6 Mar 2026 (31 days) by Reeds Rains, Burnley



£695 pcm

2 bedroom flat

Upper Brook Court, Greenbrook Road, Burnley

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Nov 2025 to 13 Feb 2026 (87 days) by Keenans 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 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.



www.letproperty.co.uk

Allendale Court, Allendale Street, Burnley,
BB12

PROPERTY ID: 12345678

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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