

LET PROPERTY PACK

INVESTMENT INFORMATION

Castle Street, Brierfield,
Nelson, BB9

227713155

 www.letproperty.co.uk





Property Description

Our latest listing is in Castle Street, Brierfield, Nelson, BB9

Get instant cash flow of **£545** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Nelson, BB9

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Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £545 PM

Market Rent: £650 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 97,750.

ASSUMED PURCHASE PRICE

£ 97,750

SDLT Charge £4,888

Legal Fees £1,000

Total Investment £103,638

Projected Investment Return



The monthly rent of this property is currently set at £545.00 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£545.00	£650.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£54.50	£65.00
Total Monthly Costs	£69.50	£80.00
Monthly Net Income	£475.50	£570.00
Annual Net Income	£5,706.00	£6,840.00
Net Return	5.51%	6.60%

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 **£5,540**
Adjusted To

Net Return **5.35%**



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 £99,950.



£99,950

2 bedroom apartment for sale

+ Add to report

Northlight Parade, Brierfield, Nelson

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Nov 2025 to 17 Feb 2026 (91 days) by Farrar & Forbes Estate Agents, Colne



£95,000

2 bedroom end of terrace house for sale

+ Add to report

Montague Street, Brierfield, Nelson, Lancashire, BB9

NO LONGER ADVERTISED

Marketed from 26 Oct 2025 to 20 Feb 2026 (116 days) by Bridgfords, Burnley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £685 based on the analysis carried out by our letting team at **Let Property Management**.



£685 pcm

2 bedroom terraced house

+ Add to

8 Robson Street

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Oct 2025 to 30 Dec 2025 (70 days) by Open House Preston Ltd, Preston



£675 pcm

2 bedroom terraced house

+ Add to rep

Chapel Street, BB9

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Oct 2025 to 11 Nov 2025 (40 days) by Ultimate Property Solutions, Nelson

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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