

LET PROPERTY PACK

INVESTMENT INFORMATION

Shakespeare Street,
Padiham, Burnley, BB12

225716023

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£550** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.8%** 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...



Shakespeare Street,
Padiham, Burnley, BB12

225716023



Property Key Features

4 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: £16.00 PM

Lease Length: 815 Years

Current Rent: £550

Market Rent: £750

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 92,000

SDLT Charge	£4,600
Legal Fees	£1,000
Total Investment	£97,600

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£550	£750
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£16.00	
Letting Fees	£55.00	£75.00
Total Monthly Costs	£86.00	£106.00
Monthly Net Income	£464.00	£644.00
Annual Net Income	£5,568.00	£7,728.00
Net Return	5.70%	7.92%

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 **£6,228**
Adjusted To

Net Return **6.38%**



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 £119,950.



£119,950

4 bedroom terraced house for sale

Pendle Street, Padiham, Burnley

CURRENTLY ADVERTISED

SOLD STC

Marketed from 24 Apr 2026 by Petty Real Estate Agents, Burnley

+ Add to report



£99,000

4 bedroom terraced house for sale

Barley Street, Burnley, BB12

CURRENTLY ADVERTISED

Marketed from 23 Oct 2024 by Let Property Sales & Management, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

4 bedroom terraced house

Melbourne Gardens, Burnley, BB12

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Mar 2026 to 15 Apr 2026 (42 days) by Farrar & Forbes Estate Agents, Colne

+ Add to report



£895 pcm

4 bedroom terraced house

Padiham Road, Burnley, BB12

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Feb 2026 to 5 Mar 2026 (19 days) by JonSimon 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**

 Current term of tenancy: **6 Years +**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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.



Shakespeare Street, Padiham, Burnley,
BB12

PROPERTY ID: 12345678



www.letproperty.co.uk

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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