

LET PROPERTY PACK

INVESTMENT INFORMATION

Hurtley Street Burnley
BB10

229133693

 www.letproperty.co.uk





Property Description

Our latest listing is in Hurtley Street Burnley BB10

Get instant cash flow of **£400** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Hurtley Street Burnley
BB10

229133693



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 856 years

Current Rent: £400

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 62,000.

ASSUMED PURCHASE PRICE

£ 62,000.00

SDLT Charge £3,100

Legal Fees £1,000

Total Investment £66,100

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 550



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



Returns Based on Rental Income	£400	£550
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£40.00	£55.00
Total Monthly Costs	£55.00	£70.00
Monthly Net Income	£345.00	£480.00
Annual Net Income	£4,140.00	£5,760.00
Net Return	6.26%	8.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,660**
Adjusted To

Net Return **7.05%**

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 £80,000.



£80,000

1 bedroom terraced house for sale

Barden Lane, Burnley - Mixed Use Building Sold With Equipment

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Dec 2019 to 10 Jul 2020 (193 days) by Auction Agent, Bury



£69,995

1 bedroom end of terrace house for sale

Briercliffe Road, Burnley, Lancashire

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Sep 2020 to 22 Sep 2021 (377 days) by JonSimon Estate Agents, Burnley

+ Add to repo

!! Investment Opportunity !! This mixed use premises is sure to catch the eye of any would be inv...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

1 bedroom flat

Colne Road, Burnley

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2026 to 19 Aug 2026 (12 days) by Bridgfords Lettings, Burnley



£607 pcm

1 bedroom house share

Heath Street, Burnley

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Apr 2026 to 31 Jul 2026 (105 days) by E & M Property Solutions, 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 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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Hurtley Street Burnley BB10

PROPERTY ID: 229133693

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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