LET PROPERTY PACK

INVESTMENT INFORMATION

Rosley Street, Winewall,
BB8

228507070

www.letproperty.co.uk





Property Description

Our latest listing is in Rosley Street, Winewall, BB8

This property has a potential to rent for **£614** which would provide the investor a Gross Yield of **7.4%** 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...



Rosley Street, Winewall, BB8

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £0.00

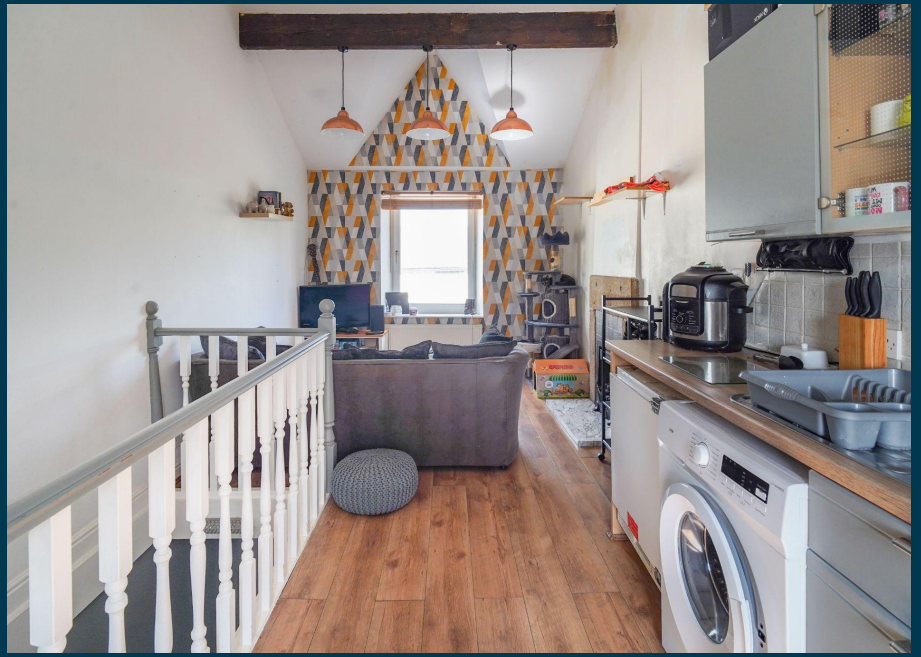
Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £614

Lounge





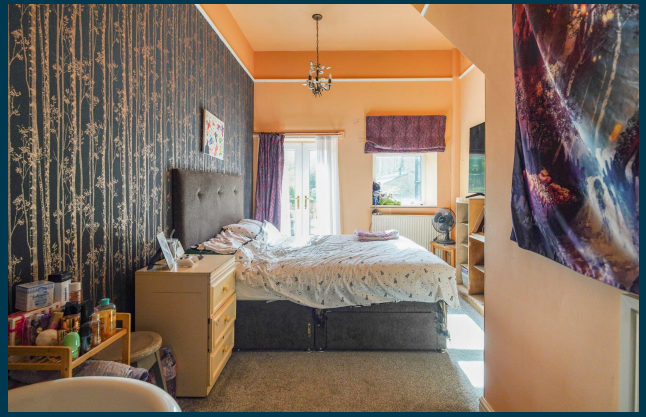
Kitchen





Bedrooms

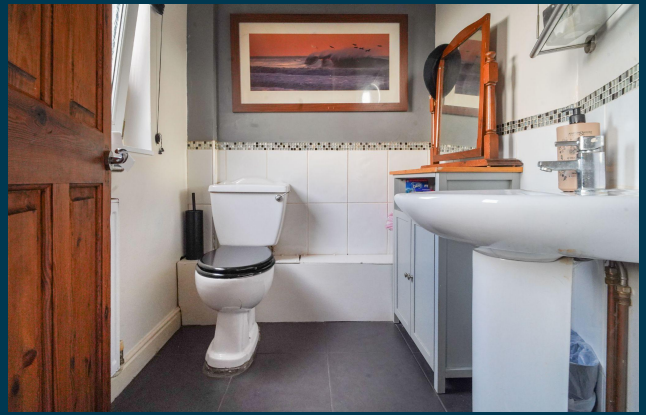






Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	**£25,000.00**
SDLT Charge	**£5,000**
Legal Fees	**£1,000.00**
Total Investment	**£31,000.00**

Projected Investment Return



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

Returns Based on Rental Income	**£614**
Mortgage Payments on £75,000.00 @ 5%	**£312.50**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**Freehold**
Letting Fees	**£61.40**
Total Monthly Costs	**£388.90**
Monthly Net Income	**£225.10**
Annual Net Income	**£2,701.20**
Net Return	**8.71%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£1,473.20**
Net Return	**4.75%**

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

Annual Net Income Adjusted To	**£1,201.20**
Net Return	**3.87%**

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 £129,950.



£129,950

1 bedroom terraced house for sale

+ Add to re

Winewall Road, Colne

NO LONGER ADVERTISED SOLD STC

Marketed from 16 Feb 2023 to 15 Sep 2023 (210 days) by Petty Real Estate Agents, Colne



£99,950

1 bedroom terraced house for sale

+ Add to

Hawley Street, Winewall, Colne, Lancashire, BB8

NO LONGER ADVERTISED SOLD STC

Marketed from 9 Aug 2025 to 29 Aug 2025 (20 days) by Entwistle Green, Colne

Rent Comparables Report

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



£625 pcm

1 bedroom cottage

+ Add to report

Towngate, Colne, BB8

CURRENTLY ADVERTISED

Marketed from 31 Jul 2026 by Belvoir, Burnley



£575 pcm

1 bedroom flat

+ Add to report

Portland Street, Colne, BB8

NO LONGER ADVERTISED LET AGREED

Marketed from 18 Sep 2026 to 1 Oct 2026 (12 days) by Entwistle Green, Colne



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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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