

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Church Street, Accrington,  
BB5

204105375

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Church Street, Accrington, BB5

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Church Street,  
Accrington, BB5

204105375



## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**Portfolio of 3 Flats**

**Spacious Lounge**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £1,500**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 170,000

25% Deposit	£42,500.00
SDLT Charge	5100
Legal Fees	£1,000.00
Total Investment	£48,600.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,500
Mortgage Payments on £127,500.00 @ 5%	£531.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£150.00
<b>Total Monthly Costs</b>	<b>£696.25</b>
<b>Monthly Net Income</b>	<b>£804</b>
<b>Annual Net Income</b>	<b>£9,645</b>
<b>Net Return</b>	<b>19.85%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,645**  
Adjusted To

Net Return                      **13.67%**

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

Annual Net Income      **£7,095**  
Adjusted To

Net Return                      **14.60%**

# 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 £185,000.



£185,000

## 2 bedroom duplex for sale

Apartment 4, Spire Court, Cannon Street, Accrington, BB5 1NJ

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Luxurious Duplex Apartment With Accommodation Set Over Three Floors | On Site State Of The Art Fa...

Marketed from 28 Feb 2024 by Duckworths Estate Agents, Accrington



£130,000

## 3 bedroom end of terrace house for sale

27 Lee Street, Accrington, BB5 6RP

+ Add to report

NO LONGER ADVERTISED

End Terrace | Three Bedrooms | Two Reception Rooms | Two Bathrooms | Low Maintenance Rear Garden...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

### 3 bedroom terraced house

Luton

+ Add to report

NO LONGER ADVERTISED

Property Reference Number: 270828 | Online dashboard, no fees, no agent. | Offstreet Parking | Co...

Marketed from 9 Sep 2023 to 9 Sep 2023 by Mashroom, Nationwide



£950 pcm

### 3 bedroom terraced house

Burnley Road, Accrington, BB5

+ Add to report

CURRENTLY ADVERTISED

Available Now | Book On To Group Viewing Only 19/6/24 @ 3Pm | Newly Decorated Throughout | Unfur...






SOLD PRICE HISTORY



# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **NO**
-  Current term of tenancy: **VACANT**
-  Standard Tenancy Agreement In Place: **NO**
-  Payment history: **N/A**
-  Fully compliant tenancy: **NO**  
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.



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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.



**LETPROPERTY**