

LET PROPERTY PACK

INVESTMENT INFORMATION

Warner St, Accrington, BB5
1HN

223261246

 www.letproperty.co.uk





Property Description

Our latest listing is in Warner St, Accrington, BB5 1HN

Get instant cash flow of **£450** per calendar month with a **9.8%** Gross Yield for investors.

This property has a potential to rent for **£458** which would provide the investor a Gross Yield of **10.0%** 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...



Warner St, Accrington,
BB5 1HN

223261246



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 801 years

Current Rent: £450

Market Rent: £458

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 55,000.00

25% Deposit	£13,750.00
SDLT Charge	£2,750
Legal Fees	£1,000.00
Total Investment	£17,500.00

Projected Investment Return



The monthly rent of this property is currently set at £450.00 per calendar month but the potential market rent is

£ 458



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



Returns Based on Rental Income	£450.00	£458.00
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£45.00	£45.80
Total Monthly Costs	£231.88	£232.68
Monthly Net Income	£218.13	£225.33
Annual Net Income	£2,617.50	£2,703.90
Net Return	14.96%	15.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,787.90**
Adjusted To

Net Return **10.22%**

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

Annual Net Income **£1,878.90**
Adjusted To

Net Return **10.74%**

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 £70,000.



£70,000

1 bedroom apartment for sale

[+ Add to report](#)

Honeysuckle Court, Huncoat, Accrington

NO LONGER ADVERTISED

Marketed from 12 Sep 2024 to 12 Feb 2025 (152 days) by Crown Estate & Letting Agents, Blackburn



£60,000

1 bedroom apartment for sale

[+ Add to report](#)

Tinker Brook Close, Oswaldtwistle, Accrington, Lancashire, BB5

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 19 Jun 2024 to 8 Nov 2024 (142 days) by Property Shop - Sales & Lettings, Accrington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

1 bedroom apartment

Melbourne House, Eastgate, Accrington, BB5

NO LONGER ADVERTISED

Marketed from 21 Nov 2023 to 21 Nov 2023 by Jordan & Halstead, Wilmslow

+ Add to report



£600 pcm

1 bedroom flat

Waterside, St. James Court West, Accrington

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Apr 2025 to 23 May 2025 (49 days) by Ascend, Manchester

+ 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**



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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