

LET PROPERTY PACK

INVESTMENT INFORMATION

Warner Street, Accrington,
BB5

224325913

 www.letproperty.co.uk





Property Description

Our latest listing is in Warner Street, Accrington, BB5

Get instant cash flow of **£900** per calendar month with a **11.1%** Gross Yield for investors.

This property has a potential to rent for **£911** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Warner Street,
Accrington, BB5

224325913



Property Key Features

Portfolio of 2 Flats

2 Bathrooms

Spacious Living Spaces

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £900

Market Rent: £911

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £97,000.00 and borrowing of £72,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 97,000.00

25% Deposit	£24,250.00
SDLT Charge	£4,850
Legal Fees	£1,000.00
Total Investment	£30,100.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 911



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



Returns Based on Rental Income	£900	£911
Mortgage Payments on £72,750.00 @ 5%	£303.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£90.00	£91.10
Total Monthly Costs	£408.13	£409.23
Monthly Net Income	£491.88	£501.78
Annual Net Income	£5,902.50	£6,021.30
Net Return	19.61%	20.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,199.30**
Adjusted To

Net Return **13.95%**

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

Annual Net Income **£4,566.30**
Adjusted To

Net Return **15.17%**

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 £90,000.



£90,000

2 bedroom terraced house for sale

+ Add to report

Bold Street, Accrington, Lancashire, BB5

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Mar 2025 to 21 Oct 2025 (221 days) by Property Shop - Sales & Lettings, Accrington



£90,000

2 bedroom terraced house for sale

+ Add to report

Bold Street, Accrington

NO LONGER ADVERTISED

Marketed from 7 May 2025 to 23 Aug 2025 (108 days) by Keenans Estate Agents, Accrington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom detached bungalow

+ Add to report

Queensborough Road, Accrington

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Feb 2025 to 6 May 2025 (66 days) by Keenans Estate Agents, Burnley



£950 pcm

2 bedroom semi-detached house

+ Add to report

Foxwood Chase, Accrington

NO LONGER ADVERTISED

Marketed from 14 May 2025 to 17 Jun 2025 (33 days) by Keenans Estate Agents, 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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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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