

Blackburn - 290 & 290A Accrington Road BB1 2AN
Freehold 2 Flats Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Blackburn - 290 & 290A Accrington Road BB1 2AN

Freehold 2 Flats Investment



Investment Consideration:

- Purchase Price: £214,000
- Gross Initial Yield: 7.00%
- Rental Income: £15,000 p.a.
- VAT is NOT applicable to this property
- Comprises mid-terraced property arranged as 2 newly refurbished self-contained flats
- The property is within walking distance (1 mile) of Royal Blackburn Teaching Hospital and current and previous tenants are Doctors or Nurses employed at the hospital
- Situated close to the junction between Accrington Road and Whitebirk Road with local retailers nearby including convenience store, barbers, pub, restaurant/takeaways and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 290 (Ground Floor)	Flat: 36 sq m (390 sq ft) Kitchen/Living Room, Bedroom, Bathroom	Individual	12 Months from 28 September 2024	£7,800	Note 1: AST Note 2: Deposit held of £750
No. 290A (First Floor)	Flat: 33 sq m (361 sq ft) Kitchen/Living Room, Bedroom, Bathroom	Individual	12 Months from 13 November 2024	£7,200	Note 1: AST Note 2: Deposit held of £750
Total				£15,000	

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Property Description:

The property comprises two-self contained flats with communal garden and separate entrances at the front and rear, providing the following accommodation and dimensions:

Ground Floor: Flat 290 36 sq m (390 sq ft)

Kitchen/Living Room, Bedroom, Bathroom

First Floor: Flat 290A 33 sq m (361 sq ft)

Kitchen/Living Room, Bedroom, Bathroom

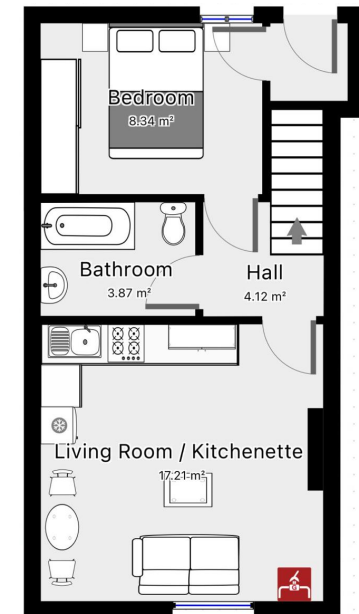
Tenancy:

Flat 290 is at present let on AST to an Individual for a term of 12 Months from 28th September 2024 at a current rent of £7,800 p.a. Deposit held of £750.

Flat 290A is at present let on AST to an Individual for a term of 12 Months from 13th November 2024 at a current rent of £7,200 p.a. Deposit held of £692.30.



Ground Floor



First Floor

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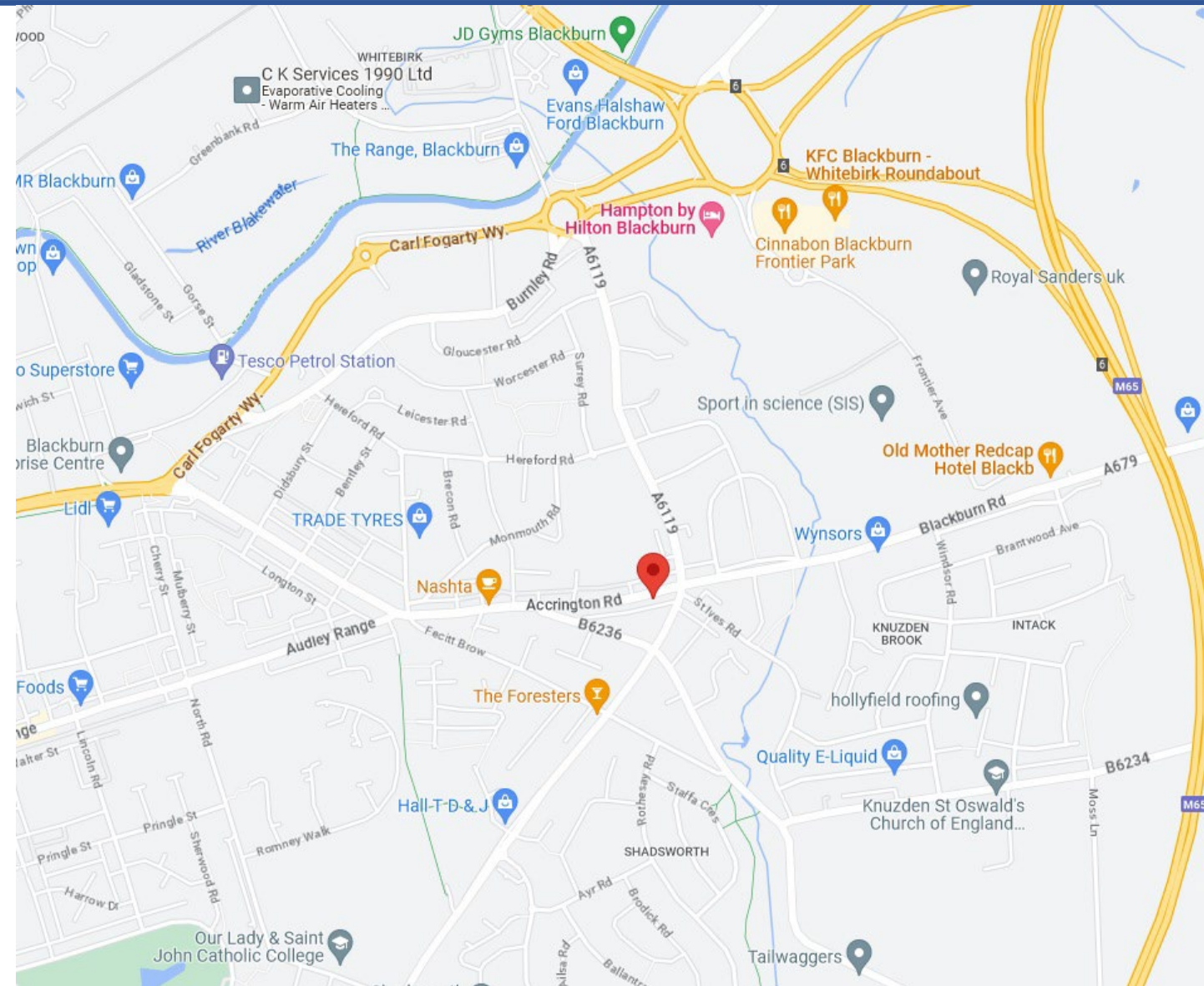
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Location:

Blackburn is an major industrial town in Lancashire, England. The property benefits from excellent transport connections, with several bus stops located within a short walking distance providing direct services to the town centre. Situated close to the junction between Accrington Road and Whitebirk Road with local retailers nearby including convenience store, barbers, pub, restaurant/takeaways and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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