

LET PROPERTY PACK

INVESTMENT INFORMATION

Accrington Road, Burnley,
BB11 4AB

218162760

 www.letproperty.co.uk





Property Description

Our latest listing is in Accrington Road, Burnley, BB11 4AB

Get instant cash flow of **£575** per calendar month with a **11.6%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Accrington Road, Burnley,
BB11 4AB

218162760



Property Key Features

1 Bedroom

1 Bathroom

Shared Private Parking

Good Condition

Factor Fees: £118 pm

Ground Rent: TBC

Lease Length: 995 years

Current Rent: £575

Lounge



Kitchen



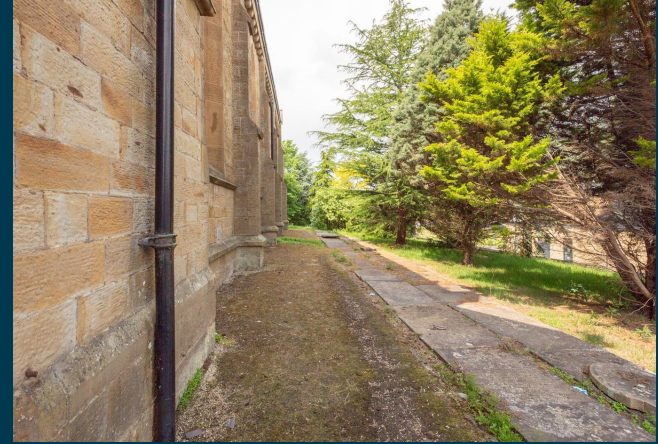
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £68,000.00 and borrowing of £51,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 68,000.00

25% Deposit

£17,000.00

Stamp Duty ADS @ 8%

[Field - Stamp Duty ADS @ 8%]

LBTT Charge

[Field - LBTT Charge]

Legal Fees

£1,000.00

Total Investment

£21,400.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month



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	£575
Mortgage Payments on £51,000.00 @ 5%	£212.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£118.00
Ground Rent	TBC
Letting Fees	£57.50
Total Monthly Costs	£403.00
Monthly Net Income	£172.00
Annual Net Income	£2,064.00
Net Return	9.64%

Return **Stress Test** Analysis Report



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

Annual Net Income **£914.00**
Adjusted To

Net Return **4.27%**

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

Annual Net Income **£1,044.00**
Adjusted To

Net Return **4.88%**

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

Victoria Apartments, Padiham, Burnley, Lancashire, BB12

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Feb 2025 by Reeds Rains, Burnley

1 Bedroom | Lounge | Dining Room | Kitchen | External | Tenure Leasehold 968 Years remaining £110...



£69,950

1 bedroom flat for sale

+ Add to report

Accrington Road, Burnley

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Dec 2023 to 14 May 2024 (155 days) by Keenans Estate Agents, Burnley

Beautifully Presented Flat | One Bedroom | Three Piece Bathroom | Open Plan Living | Renovated Ch...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom apartment

Victoria Apartments, Padiham

NO LONGER ADVERTISED

Marketed from 23 Sep 2024 to 24 Sep 2024 by Lifestyle Sales & Lettings, Bury

An immaculately presented, first floor, one bedroom apartment situated in a great location in Pad...

+ Add to report



£595 pcm

1 bedroom flat

Guy Street, Burnley, BB12

NO LONGER ADVERTISED

Marketed from 9 Oct 2024 to 17 Oct 2024 (8 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2254354

+ Add to report

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: **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.



www.letproperty.co.uk

Accrington Road, Burnley, BB11 4AB

PROPERTY ID: 218162760

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