

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lower Barnes Street,  
Clayton-le-Moors,  
Accrington, BB5 5SW

216252767

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





## Property Description

Our latest listing is in Lower Barnes Street, Clayton-le-Moors, Accrington, BB5 5SW

Get instant cash flow of **£480** per calendar month with a **7.38%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.37%** if the rent was increased to market rate.

**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...



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**On-Street Parking**

**Private Rear Garden**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £480**

**Market Rent: £700**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 90,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £22,500.00 |
| SDLT Charge      | £4,500     |
| Legal Fees       | £1,000.00  |
| Total Investment | £28,000.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £480 per calendar month but the potential market rent is

£ 700



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



| Returns Based on Rental Income       | £480      | £700      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £67,500.00 @ 5% | £281.25   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | TBC       |           |
| Letting Fees                         | £48.00    | £70.00    |
| Total Monthly Costs                  | £344.25   | £366.25   |
| Monthly Net Income                   | £135.75   | £333.75   |
| Annual Net Income                    | £1,629.00 | £4,005.00 |
| Net Return                           | 5.82%     | 14.30%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,605.00**  
Adjusted To

Net Return                      **9.30%**

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

Annual Net Income      **£2,655.00**  
Adjusted To

Net Return                      **9.48%**

# 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 £92,500.



£92,500

## 2 bedroom terraced house for sale

+ Add to report

Willow Street, Accrington, BB5

NO LONGER ADVERTISED

Marketed from 5 Mar 2024 to 2 Sep 2024 (181 days) by Purplebricks, covering Blackburn

Two Bedroom Terraced | Two Reception Rooms | Modern Kitchen And Bathroom | Convenient Location |...



£92,000

## 2 bedroom terraced house for sale

+ Add to report

Addison Street, Accrington, Lancashire

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Oct 2024 to 21 Feb 2025 (135 days) by Springbok Properties, Nationwide

Council Tax Band C, Leasehold | Lease - 999 Years (less 10 days) From 18 August 1959 | We Have Be...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

## 2 bedroom terraced house

Clifton Street, Rishton, BB1

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 May 2025 to 30 May 2025 (28 days) by Discover Property Management, Darwen

Well Presented Two bedroom home- Rishton | Modern, tasteful decor throughout | 2 Reception rooms ...

+ Add to report



£675 pcm

## 2 bedroom terraced house

Nutter Road, Accrington, BB5

NO LONGER ADVERTISED

Marketed from 22 May 2025 to 22 May 2025 by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2483003

+ 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.



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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**