



Derby Street | Accrington | BB5 1BP

EDWARD  
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Starting Bid £36,000

TO BE SOLD BY ONLINE AUCTION ON 2ND OCTOBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

28 Derby Street, Accrington, BB5 1BP.

Tenanted terraced house not inspected by Edward Mellor but reported to comprise: lounge open plan to dining kitchen, bedroom and bathroom. Gas central heating and double glazing. Let on a three-year AST from 21/12/21 at £450 per month offering a potential yield of 8%, however, property rental values in the area are in the region of £600 per month so scope for increase. Please respect the tenant's privacy. Located close to Accrington Hospital ensuring a constant demand for rental purposes.

### Additional Information

Here are some similar properties taken from Land Registry which have sold close by:

24, Derby Street, BB5 1BP sold on 19/05/2023 for £58,500 Terraced 1 bed 0.00 mi

16, Jacob Street, BB5 1HU sold on 16/02/2024 for £73,500 Terraced 2 beds 0.42 mi

69, Lodge Street, BB5 6EH sold on 16/02/2024 for £78,000 Terraced 2 beds 0.27 mi

Situated near to the M65 motorway, Accrington Station and Accrington town centre. Recreationally Accrington is surrounded by countryside with Pleck Meadow is to the east and Woodnook Vale Nature Reserve to the south, not to forget the world-famous Accrington Stanley Football Club! Property rental values in the area are in the region of £600 per month so scope for increase. Interior photos provided by letting agent. EPC rating D.

### Auction consultant dealing with this property

Nadine Knighton

### In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

### Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website [www.edwardmellor.co.uk/news/online-auction-buying-guide](http://www.edwardmellor.co.uk/news/online-auction-buying-guide). You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)

## IMPORTANT INFORMATION

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease :  
837

*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*



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