

LET PROPERTY PACK

INVESTMENT INFORMATION

Abbey Street, Accrington,
BB5

228252650

 www.letproperty.co.uk





Property Description

Our latest listing is in Abbey Street, Accrington, BB5

Get instant cash flow of **£800** per calendar month with a **4.3%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Abbey Street, Accrington,
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Property Key Features

2 bedroom

2 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: £0

Lease Length: 788 years

Current Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £221,000.00 and borrowing of £165,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 221,000.00

25% Deposit £55,250.00

SDLT Charge £12,970

Legal Fees £1,000.00

Total Investment £69,220.00

Projected Investment Return



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



Returns Based on Rental Income	£800
Mortgage Payments on £165,750.00 @ 5%	£690.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£80.00
Total Monthly Costs	£785.63
Monthly Net Income	£14.38
Annual Net Income	£172.50
Net Return	0.25%

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To **-£1,427.50**

Net Return **-2.06%**

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

Annual Net Income Adjusted To **-£3,142.50**

Net Return **-4.54%**

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 £250,000.



£250,000

2 bedroom detached bungalow for sale

+ Add to report

Talbot Road, Accrington

NO LONGER ADVERTISED

Marketed from 23 Oct 2023 to 13 Jan 2026 (812 days) by Keenans Estate Agents, Accrington



£225,000

2 bedroom semi-detached bungalow for sale

+ Add to report

Whitewell Road, Accrington

NO LONGER ADVERTISED

Marketed from 28 Jun 2024 to 9 Jan 2025 (195 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 £895 pm based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom bungalow

Ascot Way, Accrington, BB5

NO LONGER ADVERTISED

Marketed from 28 Mar 2025 to 17 Apr 2025 (20 days) by OpenRent, London

+ Add to report



£850 pcm

2 bedroom terraced house

21 Edmund Street, Accrington, BB5

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Mar 2026 to 19 Mar 2026 (8 days) by Stott Estates & Property Management LTD, Covering Nationwide

+ Add to report

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**



Current term of tenancy: **12 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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