

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Bolton Road, Darwen, BB3
2JP

227651895





PROPERTY DESCRIPTION

Our latest listing is in Bolton Road, Darwen, BB3 2JP

Rent currently agreed with tenant of **£425** per calendar month which calculates to a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to full market rate.

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.

Please read full legal pack for detailed property information.

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



Bolton Road, Darwen,
BB3 2JP

227651895

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: In Legal Pack

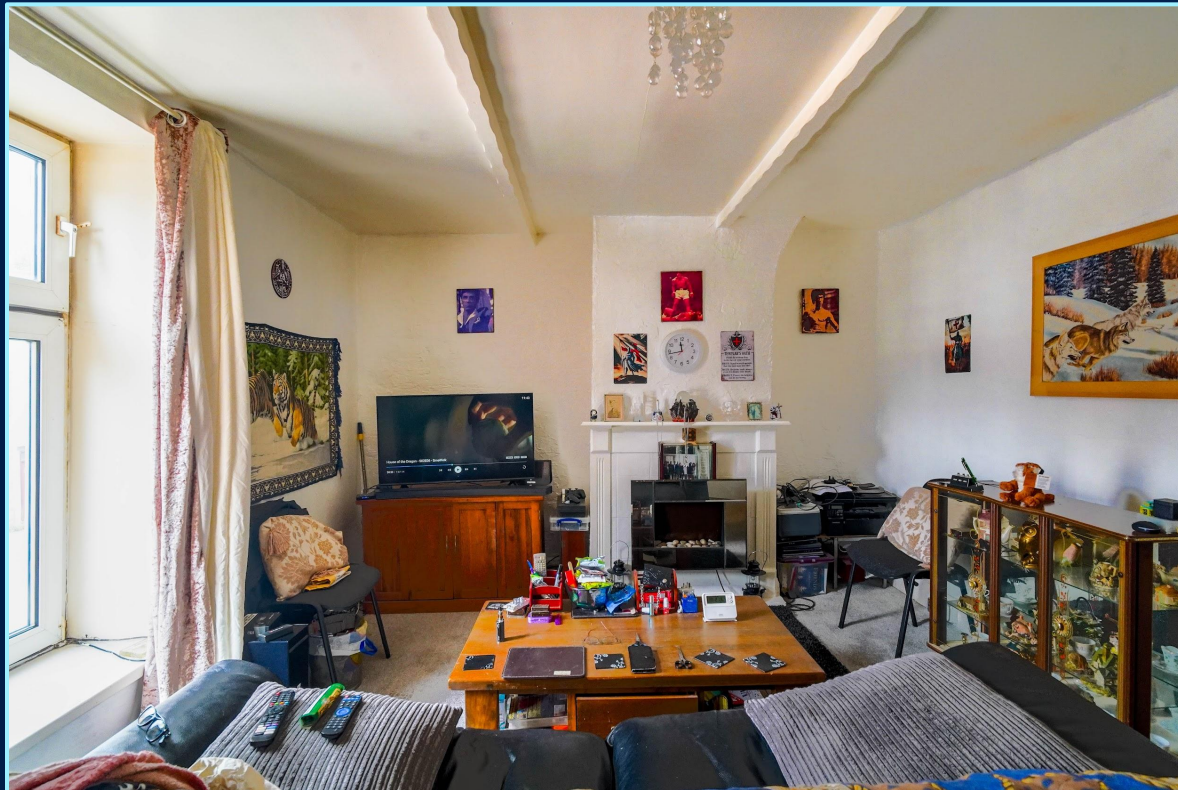
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £425

Market Rent: £500

Lounge



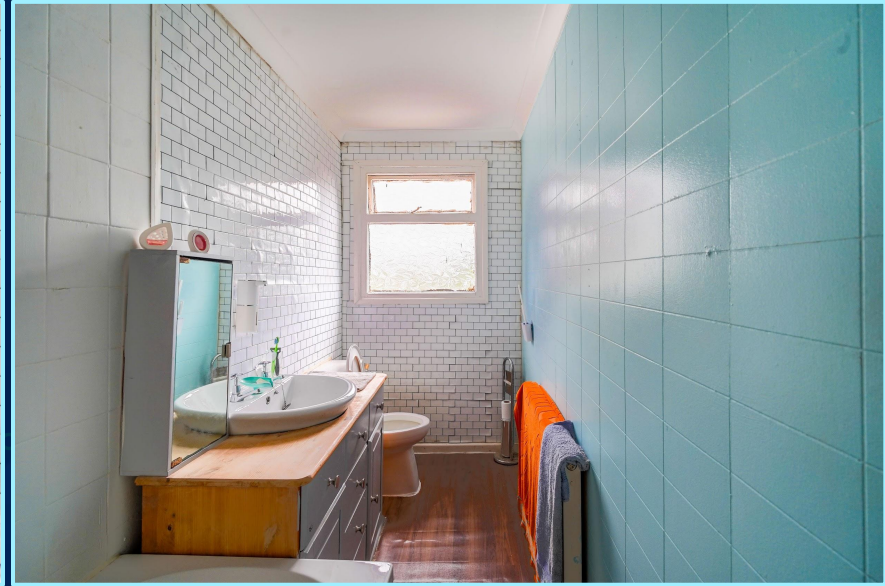
Kitchen



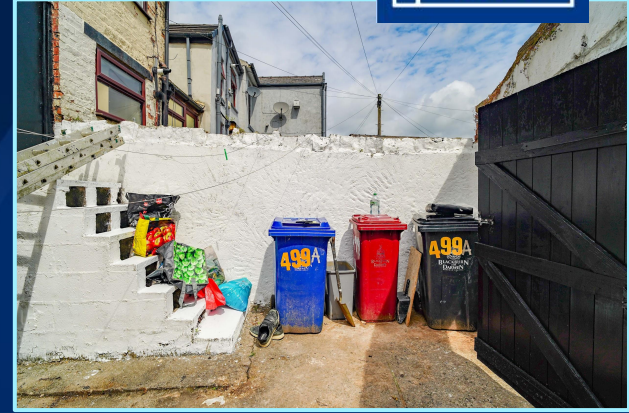
Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£89,000

10% Deposit (£5,000 Minimum) **£8,900**

Buyers Premium **£6,000**

Paid On Accepted Bid **£14,900**

Purchase Balance **£80,100**

SDLT Charge **£4,450**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£85,550**

Your total all in costs would be ~£85,550 after taxes and fees based on a purchase price of £89,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £115,000.



£750 pcm

3 bedroom flat

[+ Add to report](#)

Market Street, Darwen, BB3

NO LONGER ADVERTISED

Marketed from 15 Feb 2026 to 13 Mar 2026 (25 days) by OpenRent, London



£600 pcm

3 bedroom flat

[+ Add to report](#)

Blackburn Rod, Darwen

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Oct 2024 to 30 Oct 2024 (27 days) by Hunters, Darwen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our lettings team.



£115,000

3 bedroom block of apartments for sale

+ Add to report

Moorgate Street, Blackburn, BB2

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 May 2024 to 5 Jun 2025 (378 days) by Stones Young Estate and Letting Agents, Blackburn



£80,000

3 bedroom apartment for sale

+ Add to report

Stonyhurst Road, Town Centre, Blackburn

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Feb 2026 to 24 Apr 2026 (58 days) by Crown Estate & Letting Agents, Blackburn



Interested in this
property investment?

Call us on
0161 394 2637

Bolton Road, Darwen, BB3 2JP

PROPERTY ID: 227651895

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.