TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

St. Michael's Close,
Blackburn, BB2 5DG



228522785

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in St. Michael's Close, Blackburn, BB2 5DG

Rent currently agreed with tenant of **£850** per calendar month which calculates to a **6.2%** 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.

Please read full legal pack for detailed property information.

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



St. Michael's Close,
Blackburn, BB2 5DG

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Property Key Features

- 3 Bedrooms
- 1 Bathroom
- Spacious Rooms
- Spacious Lounge

- Factor Fees: In Legal Pack
- Ground Rent: In Legal Pack
- Lease Length: In Legal Pack
- Current Rent: £850

Lounge





Bedrooms







Bathroom







Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£165,000

10% Deposit (£5,000 Minimum)	**£16,500**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£22,500**
Purchase Balance	**£148,500**
SDLT Charge	**£9,050**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£158,550**

Your total all in costs would be ~£158,550 after taxes and fees based on a purchase price of £165,000. 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 £170,000.



3 bedroom semi-detached house for sale

+ Add to report

Witney Avenue, Blackburn

CURRENTLY ADVERTISED SOLD STC

Marketed from 29 Sep 2026 by Good Move, Leeds

£170,000



3 bedroom semi-detached house for sale

+ Add to report

Beechwood Drive, Blackburn, Lancashire, BB2

NO LONGER ADVERTISED SOLD STC

Marketed from 25 Sep 2024 to 15 Sep 2025 (355 days) by Mortimers, Blackburn

£169,950

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our lettings team.



£1,000 pcm

3 bedroom detached house

+ Add to report

Park Farm Road, Blackburn, Lancashire, BB2

NO LONGER ADVERTISED | LET AGREED

Marketed from 20 Jun 2024 to 21 Aug 2024 (62 days) by Your Move, Blackburn



£950 pcm

3 bedroom detached house

+ Add to report

Witney Avenue, Blackburn, BB2

NO LONGER ADVERTISED | LET AGREED

Marketed from 5 Jan 2026 to 28 Jan 2026 (22 days) by Discover Property Management, Darwen



St. Michael's Close, Blackburn, BB2 5DG

PROPERTY ID: 228522785

Interested in this **property investment?**

Call us on **0161 394 2637**

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.