

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Barley Street, Padiham,
Burnley, BB12 7BE

211210945





PROPERTY DESCRIPTION

Our latest listing is in Barley Street, Padiham, Burnley, BB12 7BE

Rent currently agreed with tenant of **£1,600** per calendar month which calculates to a **15.9%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **19.8%** 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...



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Burnley, BB12 7BE

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Property Key Features

4 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

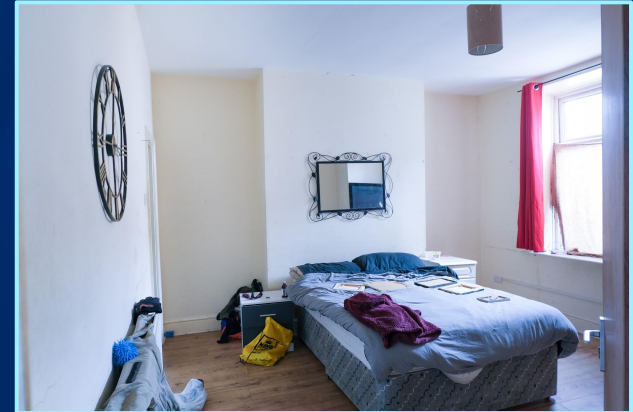
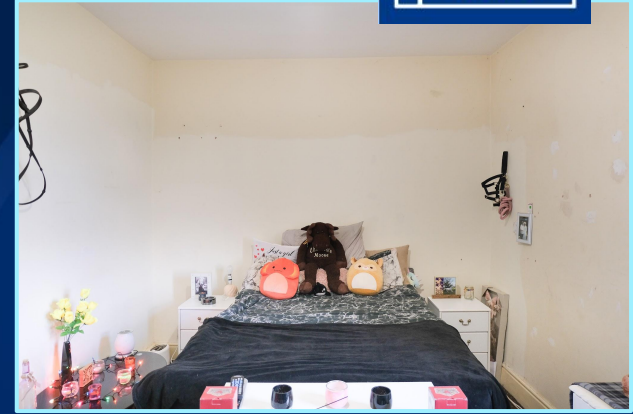
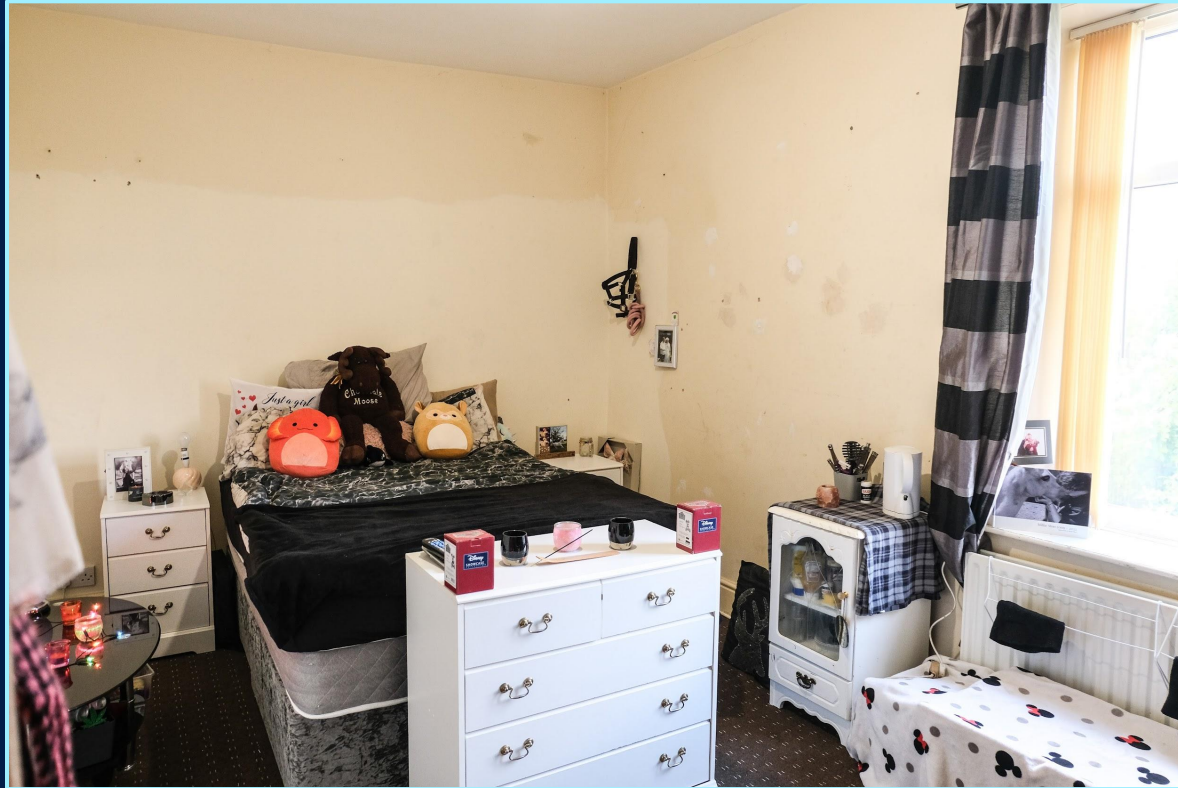
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,600

Market Rent: £2,000

Bedrooms



Bedrooms



Kitchen



Purchase Outlay



ASSUMED PURCHASE PRICE

£121,000

10% Deposit (£5,000 Minimum) **£12,100**

Buyers Premium **£6,000**

Paid On Accepted Bid **£18,100**

Purchase Balance **£108,900**

SDLT Charge **£6,050**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£115,950**

Your total all in costs would be ~£115,950 after taxes and fees based on a purchase price of £121,000. 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 £190,000.

 £190,000	4 bedroom town house for sale Fountain Close, Padiham NO LONGER ADVERTISED SOLD STC Marketed from 20 Mar 2024 to 21 Aug 2024 (153 days) by Keenans Estate Agents, Burnley + Add to report
 £185,000	4 bedroom end of terrace house for sale Burnley Road, Padiham, Burnley, Lancashire, BB12 NO LONGER ADVERTISED SOLD STC Marketed from 30 Jun 2023 to 11 Mar 2024 (254 days) by Property Shop - Sales & Lettings, Accrington + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,100 based on the analysis carried out by our lettings team.



£2,100 pcm

4 bedroom terraced house

+ Add to report

Longridge Road, Hurst Green, Clitheroe, BB7

NO LONGER ADVERTISED

Marketed from 23 Mar 2024 to 29 Mar 2024 (6 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2030386



£1,750 pcm

4 bedroom terraced house

+ Add to report

Whalley Road, Altham West, Accrington, BB5

NO LONGER ADVERTISED

Marketed from 16 Apr 2024 to 17 Apr 2024 by OpenRent, London

No Agent Fees | Property Reference Number: 2041432



Interested in this
property investment?

Call us on
0161 394 2637

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PROPERTY ID: 211210945

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.