

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Derwent House, Samuel
Street, Preston, PR1

212068646





PROPERTY DESCRIPTION

Our latest listing is in Derwent House, Samuel Street, Preston, PR1

Rent currently agreed with tenant of **£684** per calendar month which calculates to a **18.7%** Gross Yield for investors.

This property has a potential to rent for **£1,139** which would provide the investor a Gross Yield of **31.1%** 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...



Derwent House, Samuel
Street, Preston, PR1

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

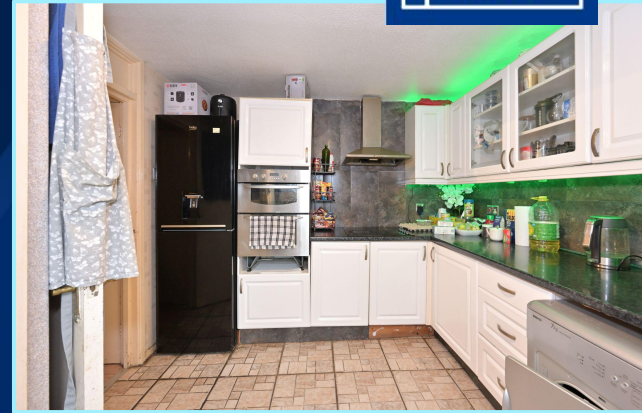
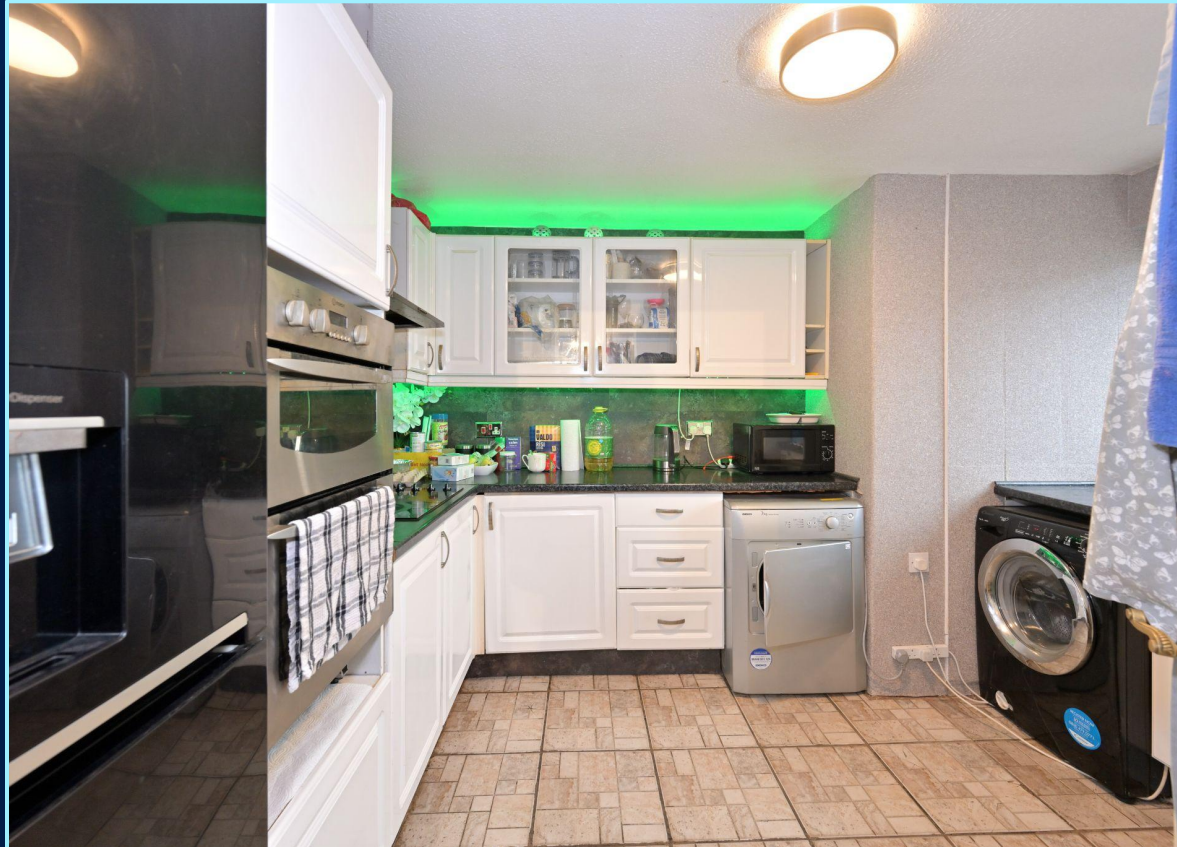
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

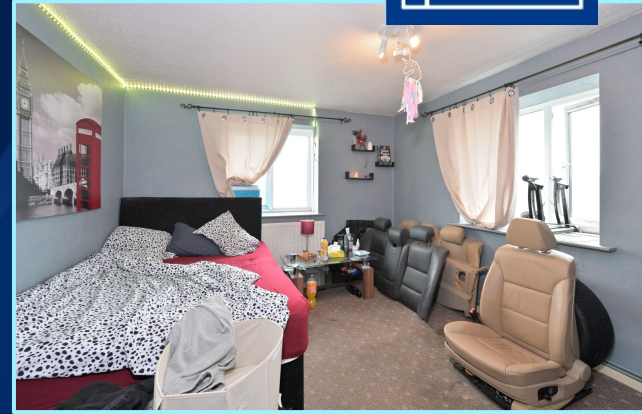
Current Rent: £684

Market Rent: £1,139

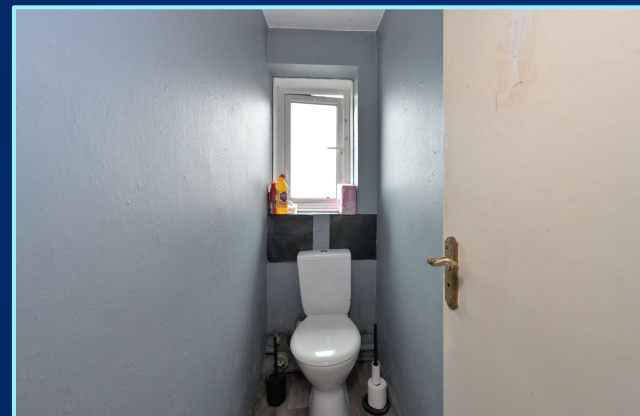
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£44,000

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

Buyers Premium **£6,000**

Paid On Accepted Bid **£11,000**

Purchase Balance **£39,000**

SDLT Charge **£2,200**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£42,200**

Your total all in costs would be ~£42,200 after taxes and fees based on a purchase price of £44,000. 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 £125,000.

 £125,000	3 bedroom flat for sale Frenchwood Street, Preston, PR1 CURRENTLY ADVERTISED SOLD STC Marketed from 15 Dec 2025 by Entwistle Green, Preston + Add to report
 £70,000	3 bedroom flat for sale Avenham Lane, Preston CURRENTLY ADVERTISED Marketed from 30 Jun 2026 by Farrell Heyworth, Preston & Central Lancashire + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,430 based on the analysis carried out by our lettings team.



£1,430 pcm

3 bedroom apartment

+ Add to report

Moor Lane, Preston

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Oct 2024 to 1 Oct 2026 (707 days) by North West Homes, Preston



£1,250 pcm

3 bedroom flat

+ Add to report

The Sorting Office, 42 West Cliff, Preston

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Apr 2026 to 10 Jul 2026 (80 days) by HG Premier Lettings, Preston



Derwent House, Samuel Street, Preston,
PR1

PROPERTY ID: 212068646

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.