

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Croft Street, Preston, PR1

227379644





PROPERTY DESCRIPTION

Our latest listing is in Croft Street, Preston, PR1

Rent currently agreed with tenant of **£7,270** per calendar month which calculates to a **12.6%** 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.

Please read full legal pack for detailed property information.

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



Croft Street, Preston, PR1

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Property Key Features

15 bedrooms HMO

6 bathrooms

Spacious Room

Easy access to local amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £7,270

Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£690,000

10% Deposit (£5,000 Minimum) **£69,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£75,000**

Purchase Balance **£621,000**

SDLT Charge **£59,000**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£681,000**

Your total all in costs would be ~£681,000 after taxes and fees based on a purchase price of £690,000. 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 £700,000.



5 bedroom detached house for sale

[+ Add to report](#)

Hollinhurst Avenue, Preston, PR1

NO LONGER ADVERTISED

Marketed from 29 Aug 2025 to 23 Sep 2025 (24 days) by Purplebricks, covering Preston

£700,000



5 bedroom detached house for sale

[+ Add to report](#)

Valley Road, Penwortham, Preston

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Jun 2025 by Ben Rose, Longton

£699,950

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £10,000 based on the analysis carried out by our lettings team.



5 bedroom detached house

Springfield Road, Aughton

NO LONGER ADVERTISED

Marketed from 12 May 2025 to 6 Aug 2025 (86 days) by Arnold & Phillips, Ormskirk

£10,000 pcm

+ Add to report



5 bedroom detached house

70 Westbourne Rd, Birkdale, Merseyside, PR8

CURRENTLY ADVERTISED

Marketed from 28 Aug 2026 by Taylor Almond Property Ltd, Liverpool

£8,500 pcm

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Croft Street, Preston, PR1

PROPERTY ID: 227379644

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.