

LET PROPERTY PACK

INVESTMENT INFORMATION

Oswald Street Accrington
BB5

225946850

 www.letproperty.co.uk





Property Description

Our latest listing is in Oswald Street Accrington BB5

Get instant cash flow of **£400** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£689** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to 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.

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



Oswald Street Accrington
BB5

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: £10.00 PM

Lease Length: 830 Years

Current Rent: £400

Market Rent: £689

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 78,000

SDLT Charge	£3,900
Legal Fees	£1,000
Total Investment	£82,900

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 689

Returns Based on Rental Income	£400	£689
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£10.00	
Letting Fees	£40.00	£68.90
Total Monthly Costs	£65.00	£93.90
Monthly Net Income	£335.00	£595.10
Annual Net Income	£4,020.00	£7,141.20
Net Return	4.85%	8.61%

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income





Annual Net Income **£5,763**
Adjusted To

Net Return **6.95%**

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 £159,950.

 <p>£159,950</p>	<p>2 bedroom terraced house for sale</p> <p>Hodder Street, Accrington</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 2 Apr 2026 by Keenans Estate Agents, Accrington</p> <p>+ Add to report</p>
 <p>£140,000</p>	<p>2 bedroom terraced house for sale</p> <p>Hodder Street, Accrington, BB5</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 3 Mar 2026 by Duckworths Estate Agents, Accrington</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom terraced house

+ Add to report

Oswald Street, Accrington, BB5

CURRENTLY ADVERTISED

Marketed from 5 May 2026 by Discover Property Management, Darwen



£695 pcm

2 bedroom terraced house

+ Add to report

Washington Street, Accrington, Lancashire, BB5

CURRENTLY ADVERTISED

Marketed from 27 May 2026 by Mortimers, Accrington

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



Oswald Street Accrington BB5

PROPERTY ID: 12345678

 www.letproperty.co.uk

Interested in this
property investment?

Call us on
0141 478 0985

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

