

LET PROPERTY PACK

INVESTMENT INFORMATION

Norman Road
Oswaldtwistle Accrington
BB5

225922010

 www.letproperty.co.uk





Property Description

Our latest listing is in Norman Road
Oswaldtwistle Accrington BB5

Get instant cash flow of **£675** per calendar
month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£745**
which would provide the investor a Gross Yield
of **8.1%** 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...**



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 893 Years

Current Rent: £675

Market Rent: £745

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 110,000

SDLT Charge	£5,500
Legal Fees	£1,000
Total Investment	£116,500

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 745

Returns Based on Rental Income	£675	£745
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£67.50	£74.50
Total Monthly Costs	£82.50	£89.50
Monthly Net Income	£592.50	£655.50
Annual Net Income	£7,110.00	£7,866.00
Net Return	6.10%	6.75%

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 **£6,376**
Adjusted To

Net Return **5.47%**



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 £150,000.



£150,000

2 bedroom terraced house for sale

+ Add to report

Blackburn Road, Oswaldtwistle, BB5

CURRENTLY ADVERTISED

SOLD STC

Marketed from 13 Feb 2026 by Duckworths Estate Agents, Accrington



£145,000

2 bedroom semi-detached house for sale

+ Add to report

Fountains Way, Oswaldtwistle, Accrington, Lancashire, BB5

CURRENTLY ADVERTISED

SOLD STC

Marketed from 6 Nov 2025 by Property Shop - Sales & Lettings, Accrington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom terraced house

Rhyddings Street, Oswaldtwistle, Accrington, BB5 3ER

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Mar 2026 to 26 Apr 2026 (30 days) by Visum, Nationwide

+ Add to report



£800 pcm

2 bedroom terraced house

Winterson St, Accrington, BB5

CURRENTLY ADVERTISED

Marketed from 27 Apr 2026 by OpenRent, London

+ Add to report

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.



Norman Road Oswaldtwistle 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.



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