

LET PROPERTY PACK

INVESTMENT INFORMATION

Lodge Street, Accrington,
BB5

225784751

 www.letproperty.co.uk





Property Description

Our latest listing is in Lodge Street, Accrington, BB5

Get instant cash flow of **£400** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£686** which would provide the investor a Gross Yield of **9.8%** 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...



Lodge Street, Accrington,
BB5

225784751



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: £10.00 PM

Lease Length: 850 Years

Current Rent: £400

Market Rent: £686

Lounge



Kitchen



Bedrooms



Exterior





ASSUMED PURCHASE PRICE

£ 84,000

SDLT Charge **£4,200**

Legal Fees **£1,000**

Total Investment **£89,200**

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

Projected Investment Return



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

£ 686

Returns Based on Rental Income	£400	£686
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£10.00	
Letting Fees	£40.00	£68.60
Total Monthly Costs	£65.00	£93.60
Monthly Net Income	£335.00	£592.40
Annual Net Income	£4,020.00	£7,108.80
Net Return	4.51%	7.97%

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 **£5,737**
Adjusted To



Net Return **6.43%**



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 £149,950.

 <p>£149,950</p>	<p>3 bedroom terraced house for sale</p> <p>Nutter Road, Accrington, BB5 6BB</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 24 Mar 2026 by W&J Properties, Prescot</p>	<p>+ Add to report</p>
 <p>£140,000</p>	<p>3 bedroom end of terrace house for sale</p> <p>Bold Street, Accrington, Lancashire, BB5</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 2 Feb 2026 by Mortimers, 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 £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

3 bedroom terraced house

Bold Street, Accrington, BB5

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Mar 2026 to 23 Apr 2026 (27 days) by Farrar & Forbes Estate Agents, Colne

+ Add to report



£800 pcm

3 bedroom terraced house

Avenue Parade, Accrington

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Mar 2026 to 30 Apr 2026 (37 days) by Keenans Estate Agents, Burnley

+ 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.



Lodge Street, Accrington, BB5

PROPERTY ID: 12345678



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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