

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Manchester Road, Burnley
BB11

227228463





PROPERTY DESCRIPTION

Our latest listing is in Manchester Road, Burnley BB11

Rent currently agreed with tenant of **£1,595** per calendar month which calculates to a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£1,595** which would provide the investor a Gross Yield of **10.2%** 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...



Manchester Road,
Burnley BB11

227228463

Property Key Features

5 Bedrooms

3 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,595

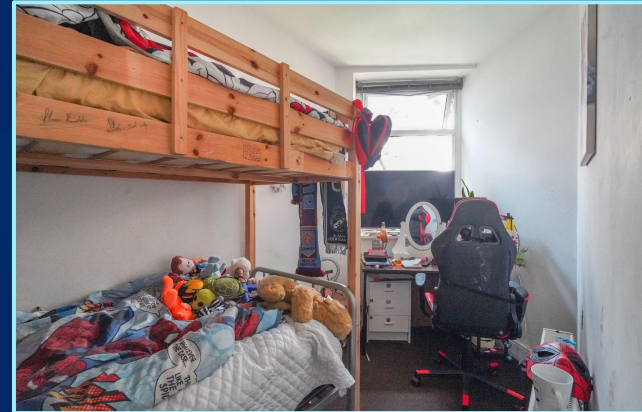
Lounge



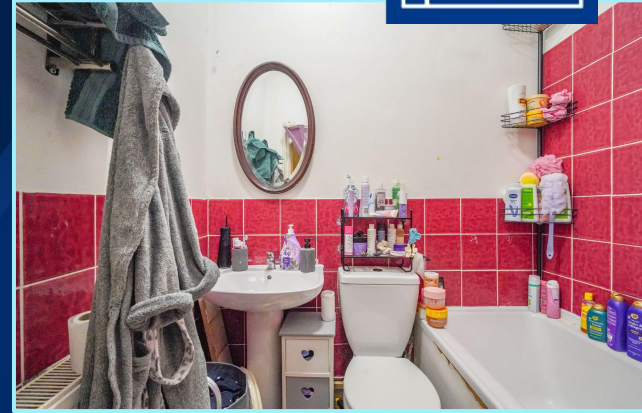
Kitchen



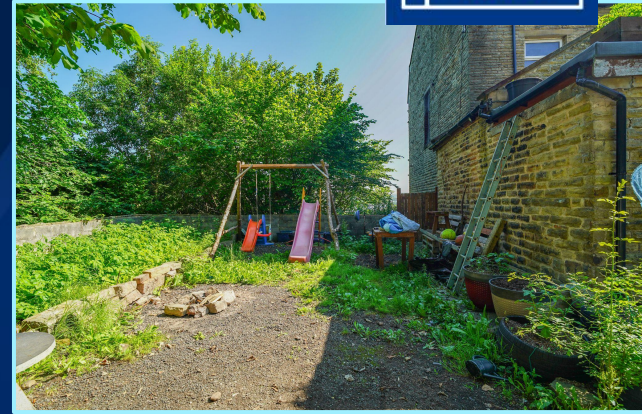
Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£187,000

10% Deposit (£5,000 Minimum) **£18,700**

Buyers Premium **£6,000**

Paid On Accepted Bid **£24,700**

Purchase Balance **£168,300**

SDLT Charge **£10,590**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£179,890**

Your total all in costs would be ~£179,890 after taxes and fees based on a purchase price of £187,000. 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 £300,000.



£300,000

5 bedroom apartment for sale

Belgrave Square, Darwen, BB3

CURRENTLY ADVERTISED

Marketed from 20 Aug 2026 by William Thomas Estate Agency, Bolton

+ Add to report



£185,000

5 bedroom flat for sale

Manchester Road, Burnley BB11

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 22 Jul 2026 by Let Property Sales & Management, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,490 based on the analysis carried out by our lettings team.



£2,490 pcm

5 bedroom flat

+ Add to report

Flat 4, Tithebarn Street, Preston, Lancashire, PR1

NO LONGER ADVERTISED

Marketed from 14 Nov 2024 to 17 Sep 2026 (671 days) by Kingswood, Fulwood



£2,475 pcm

5 bedroom flat

+ Add to report

Tithebarn Street, Preston, Lancashire, PR1

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Dec 2024 to 18 Sep 2026 (646 days) by Kingswood, Fulwood



Interested in this
property investment?

Call us on
0161 394 2637

Manchester Road, Burnley BB11

PROPERTY ID: 227228463

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.