

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Percival Street, Darwen,  
BB3

225273890

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Percival Street, Darwen, BB3

Get instant cash flow of **£460** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£790** which would provide the investor a Gross Yield of **7.9%** 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...**



Percival Street, Darwen,  
BB3

225273890



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 843 Years**

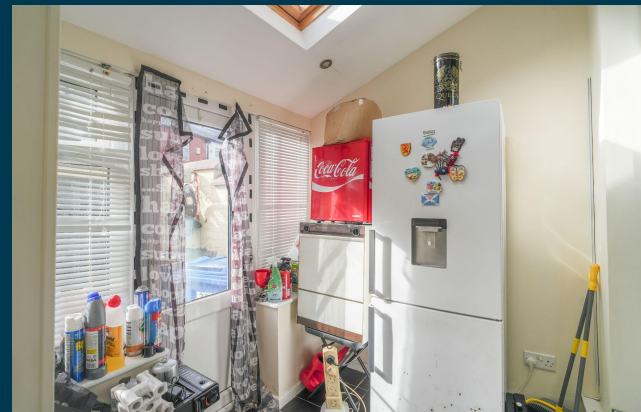
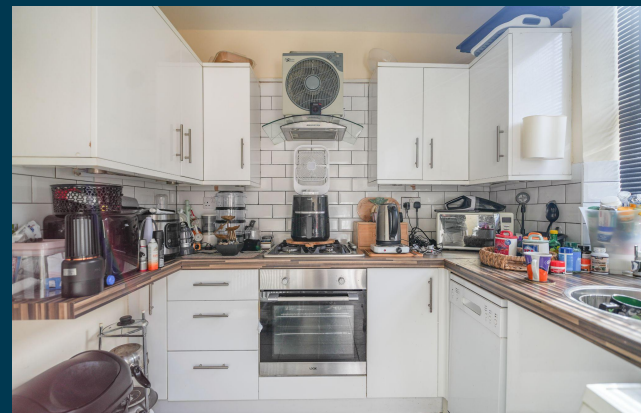
**Current Rent: £460**

**Market Rent: £790**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 120,000

SDLT Charge **£6,000**

Legal Fees **£1,000**

Total Investment **£127,000**

# Projected Investment Return



The monthly rent of this property is currently set at £460 per calendar month but the potential market rent is

£ 790

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



Returns Based on Rental Income	£460	£790
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£46.00	£79.00
<b>Total Monthly Costs</b>	<b>£61.00</b>	<b>£94.00</b>
<b>Monthly Net Income</b>	<b>£399.00</b>	<b>£696.00</b>
<b>Annual Net Income</b>	<b>£4,788.00</b>	<b>£8,352.00</b>
<b>Net Return</b>	<b>3.77%</b>	<b>6.58%</b>

# Return **Stress Test** Analysis Report



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



Annual Net Income      **£6,772**  
Adjusted To

Net Return                      **5.33%**

# 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 £135,000.

 <p>£135,000</p>	<h3>3 bedroom terraced house for sale</h3> <p>Greenway Street, Darwen</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 20 Oct 2025 to 19 Nov 2025 (29 days) by Minihan Group, Burnley</p> <p><a href="#">+ Add to report</a></p>
 <p>£130,000</p>	<h3>3 bedroom town house for sale</h3> <p>Schofield Street, Darwen</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 18 Nov 2021 to 13 Jun 2022 (207 days) by Proctors Estate Agency, Darwen</p> <p><a href="#">+ Add to report</a></p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 3 bedroom terraced house

Gordon Street, Darwen

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Feb 2026 to 16 Mar 2026 (35 days) by Hunters, Darwen

+ Add to report



£895 pcm

## 3 bedroom terraced house

Heys Lane, Darwen

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jan 2026 to 20 Mar 2026 (47 days) by Ben Rose, Chorley

+ 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**

 Current term of tenancy: **5 Years+**

 Standard Tenancy Agreement In Place: **Yes**

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

 Fully compliant tenancy: **Yes**  
Fully compliant tenancy including  
EICR & Gas Safety in order

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.



Percival Street, Darwen, BB3

PROPERTY ID: 12345678



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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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