

LET PROPERTY PACK

INVESTMENT INFORMATION

Trinity Towers, Accrington
Road, Burnley, BB11

226222599

 www.letproperty.co.uk





Property Description

Our latest listing is in Trinity Towers, Accrington Road, Burnley, BB11

Get instant cash flow of **£450** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£479** which would provide the investor a Gross Yield of **10.1%** 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...



Trinity Towers, Accrington
Road, Burnley, BB11

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £90.00 PM

Ground Rent: TBC

Lease Length: 966 Years

Current Rent: £450

Market Rent: £479

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 57,000

SDLT Charge	£2,850
Legal Fees	£1,000
Total Investment	£60,850

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 479

Returns Based on Rental Income	£450	£479
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£90.00	
Ground Rent	TBC	
Letting Fees	£45.00	£47.90
Total Monthly Costs	£150.00	£152.90
Monthly Net Income	£300.00	£326.10
Annual Net Income	£3,600.00	£3,913.20
Net Return	5.92%	6.43%

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 **£2,955**
Adjusted To

Net Return **4.86%**



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 £85,000.



£85,000

1 bedroom apartment for sale

+ Add to report

Trinity Towers, Accrington Road, Burnley

CURRENTLY ADVERTISED

SOLD STC

Marketed from 8 Jan 2026 by Coppenwall, Rossendale



£65,000

1 bedroom flat for sale

+ Add to report

Westgate, Burnley, Lancashire, BB11

CURRENTLY ADVERTISED

Marketed from 13 May 2026 by Bridgfords, Burnley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

1 bedroom flat

+ Add to report

Nairne Street, Burnley

NO LONGER ADVERTISED LET AGREED

Marketed from 15 Apr 2026 to 27 Apr 2026 (11 days) by Keenans Estate Agents, Burnley



£575 pcm

1 bedroom apartment

+ Add to report

Trinity Towers, Accrington Road, Burnley






CURRENTLY ADVERTISED LET AGREED

Marketed from 17 Oct 2025 by Crown Estate & Letting Agents, Blackburn

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: **5 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.



Trinity Towers, Accrington Road, Burnley,
BB11

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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