LET PROPERTY PACK

INVESTMENT INFORMATION

Exchange Street,
Accrington, BB5

229497801

www.letproperty.co.uk

LETPROPERTY

Property Description

Our latest listing is in Exchange Street, Accrington, BB5

Get instant cash flow of **£650** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£723** which would provide the investor a Gross Yield of **8.7%** 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...

Exchange Street,
Accrington, BB5

229497801

Property Key Features

3 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

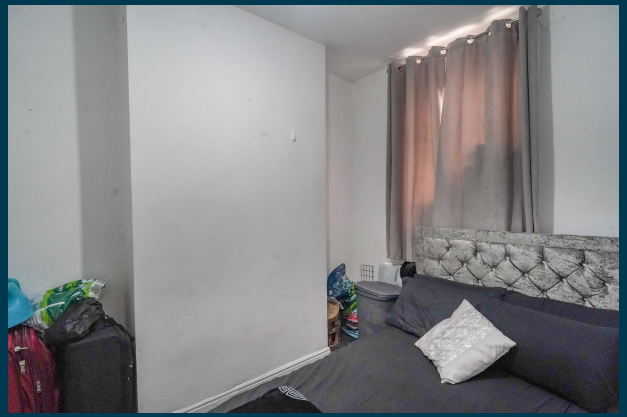
Current Rent: £650

Market Rent: £723

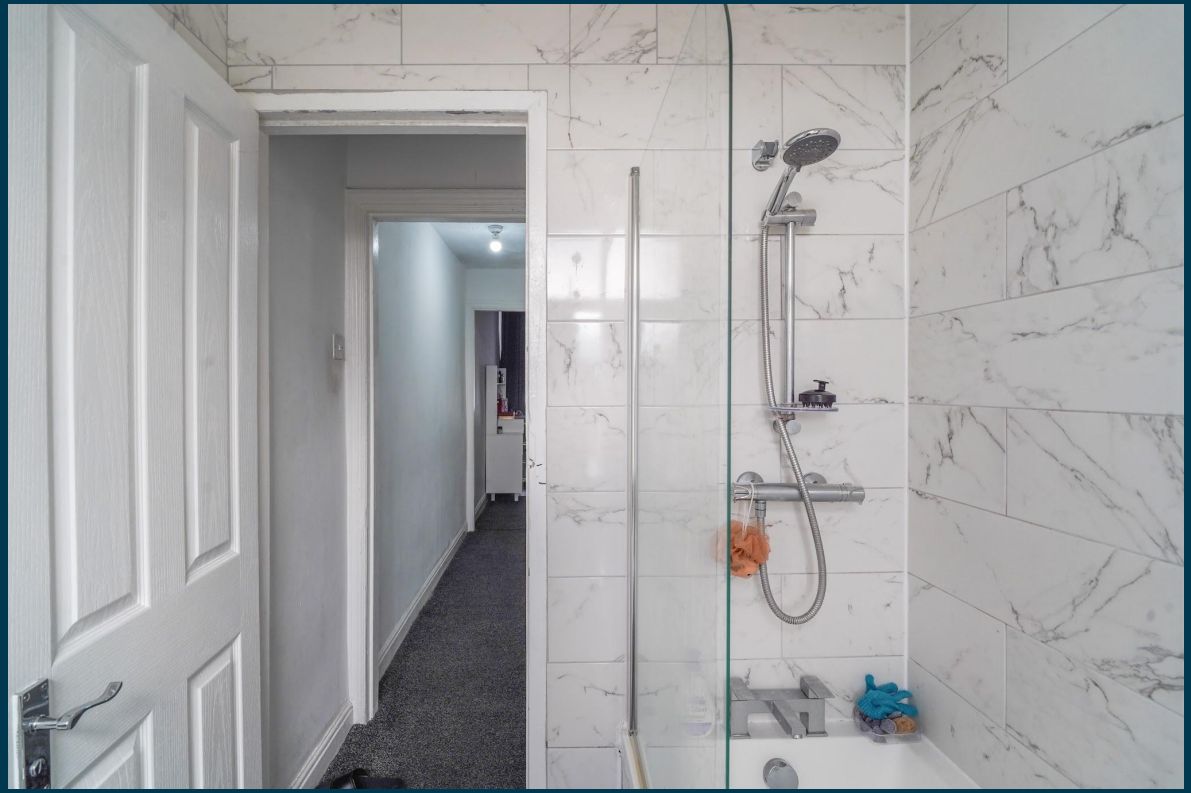
Lounge

Kitchen

Bedrooms



Bathroom



Exterior

Initial Outlay

Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	**£25,000.00**
SDLT Charge	**£5,000**
Legal Fees	**£1,000.00**
Total Investment	**£31,000.00**

Projected Investment Return

The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 723

Returns Based on Rental Income	£650	£723
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£65.00	£72.30
Total Monthly Costs	£392.50	£399.80
Monthly Net Income	£0.00	£323.20
Annual Net Income	£0.00	£3,878.40
Net Return	0.00%	12.51%

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 Adjusted To	**£2,432.40**
Net Return	**7.85%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To	**£2,378.40**
Net Return	**7.67%**

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 £110,000.

£110,000

3 bedroom terraced house for sale

+ Add to

Fountain Street, Accrington, BB5

CURRENTLY ADVERTISED

Marketed from 29 Jan 2026 by Duckworths Estate Agents, Accrington

£109,950

3 bedroom end of terrace house for sale

+ Add to repo

Spring Hill Road, Accrington, Lancashire, BB5

NO LONGER ADVERTISED SOLD STC

Marketed from 25 Jan 2024 to 2 Oct 2024 (251 days) by Mortimers, Accrington

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.

£750 pcm

3 bedroom house

+ Add to report

Exchange Street, BB5

NO LONGER ADVERTISED | LET AGREED

Marketed from 6 Mar 2024 to 1 Apr 2024 (26 days) by Entwistle Green, Blackburn

£750 pcm

3 bedroom terraced house

+ Add to report

Edleston Street, Accrington, BB5

NO LONGER ADVERTISED

Marketed from 24 Oct 2024 to 28 Oct 2024 (4 days) by OpenRent, London

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.

www.letproperty.co.uk

Exchange Street, Accrington, BB5

229497801

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.

LETPROPERTY