

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Blackburn Road, Darwen,
BB3 0AG

228079146





PROPERTY DESCRIPTION

Our latest listing is in Blackburn Road, Darwen, BB3 0AG

Rent currently agreed with tenant of **£450** per calendar month which calculates to a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£873** which would provide the investor a Gross Yield of **19.8%** 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...



Blackburn Road, Darwen,
BB3 0AG

228079146

Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £450

Market Rent: £873

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£53,000

10% Deposit (£5,000 Minimum) **£5,300**

Buyers Premium **£6,000**

Paid On Accepted Bid **£11,300**

Purchase Balance **£47,700**

SDLT Charge **£2,650**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£51,350**

Your total all in costs would be ~£51,350 after taxes and fees based on a purchase price of £53,000. 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 £125,000.



£125,000

1 bedroom apartment for sale

The Bowling Green, Oldfield Avenue, Darwen, BB3 1QY

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Jan 2022 to 23 Jul 2022 (192 days) by Hunters, Darwen



£115,000

1 bedroom apartment for sale

The Bowling Green, Oldfield Avenue

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Apr 2023 to 22 Nov 2023 (211 days) by Hunters, Darwen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our lettings team.



£1,000 pcm

1 bedroom detached house

+ Add to report

Billinge End Road, Pleasington, Blackburn, Lancashire, BB2

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2025 to 1 Sep 2025 (61 days) by Reeds Rains, Chorley



£1,000 pcm

1 bedroom detached house

+ Add to report

Billinge End Road, Pleasington, Blackburn, Lancashire, BB2

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Aug 2024 to 5 Sep 2024 (13 days) by Reeds Rains, Chorley



Interested in this
property investment?

Call us on
0161 394 2637

Blackburn Road, Darwen, BB3 0AG

PROPERTY ID: 228079146

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.