

Property Address	Rental Inc. PCM	Tenancy Type	Rent Per Annum	Lease Expiry
Apt 1, 27-29 Manchester Road	£ 795.00	AST	£ 9,540.00	7th October 2025
Apt 2, 27-29 Manchester Road	£ 795.00	AST	£ 9,540.00	1st November 2025
Apt 3, 27-29 Manchester Road	£ 722.00	AST	£ 8,664.00	Holding over (expired October 2023)
Apt 4, 27-29 Manchester Road	£ 722.00	AST Company Let	£ 8,664.00	Holding over (expired November 2023)
Apt 1, 2a Hargreaves St	£ 700.00	AST	£ 8,400.00	Holding over (expired November 2024)
Apt 2, 2a Hargreaves St	£ 672.00	AST	£ 8,064.00	Holding over (expired November 2024)
Unit 1/ 2, 27-29 Manchester Road	£ 953.00	Commercial - Retail	£ 11,436.00	25th October 2026
Unit 3, 27-29 Manchester Road	£ 736.00	Commercial - Retail	£ 8,832.00	7th October 2027
Unit 4, 27-29 Manchester Road	£ 800.00	Commercial - Beauty	£ 9,600.00	10th March 2025
Unit 5 (Basement) 27-29 Manchester Rd	£ 671.00	Commercial - Beauty Training Academy	£ 8,052.00	1st June 2025
2 Hargreaves St Burnley	£ 650.00	Commercial - Beauty	£ 7,800.00	24th March 2027

GROSS RENT TOTAL PCM £ 8,216.00

GROSS RENT TOTAL PA £ 98,592.00

BUILDING INSURANCE COST £ 4,302.00

NET RENT PER ANNUM £ 94,290.00