

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirkhill Grange
Westhoughton, Bolton,
BL5 3ZE

198849827

 www.letproperty.co.uk





Property Description

Our latest listing is in Kirkhill Grange Westhoughton, Bolton, BL5 3ZE

Get instant cash flow of **£795** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.6%** 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...



Kirkhill Grange
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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £795

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £134,000 and borrowing of £100,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 134,000.00

25% Deposit	£33,500.00
SDLT Charge	£4,020
Legal Fees	£1,000.00
Total Investment	£38,520.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£795	£850
Mortgage Payments on £100,500.00 @ 5%	£418.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£79.50	£85.00
Total Monthly Costs	£513.25	£518.75
Monthly Net Income	£281.75	£331.25
Annual Net Income	£3,381.00	£3,975.00
Net Return	8.78%	10.32%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 **£2,275.00**
Adjusted To

Net Return **5.91%**

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

Annual Net Income **£1,965.00**
Adjusted To

Net Return **5.10%**

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.



£135,000

2 bedroom apartment for sale

46 Kirkhill Grange ~ Similar Properties Required

+ Add to report

NO LONGER ADVERTISED SOLD STC

Immaculate Ground floor two-bedroom apartment | Lounge~ Fitted integrated kitchen~ Family bathroo...

SOLD PRICE HISTORY

20 Dec 2022	£130,000
2 Dec 2016	£99,950



£130,000

2 bedroom apartment for sale

Kirkhill Grange, Westhoughton, BL5 3ZE

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

A well presented two bedroom ground floor apartment | En-suite to Master Bedroom | Spacious Throu...

SOLD PRICE HISTORY

10 Feb 2023	£128,000
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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



Floorplan

2 bedroom apartment

Chew Moor Lane, Lostock

+ Add to report

CURRENTLY ADVERTISED

Detached Two Bedroom Apartment | Garage | Private Garden | Open Plan Lounge/Kitchen | Immaculate ...

SOLD PRICE HISTORY

2 Jan 2007

£101,950

Marketed from 30 Oct 2023 by Price and Co, Westhoughton



£850 pcm

2 bedroom flat

Kirkhill Grange, Westhoughton, Bolton, BL5

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1850191

Marketed from 30 Sep 2023 to 9 Oct 2023 (9 days) by OpenRent, London

Current Tenant Profile



As this property is currently tenanted, 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: **2 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.



www.letproperty.co.uk

Kirkhill Grange Westhoughton, Bolton, BL5
3ZE

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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