

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Holden Mill, Blackburn  
Road Bolton, BL1

198932331

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Holden Mill, Blackburn Road Bolton, BL1

Get instant cash flow of **£650** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

Don't miss out on this fantastic investment opportunity...



Holden Mill, Blackburn  
Road Bolton, BL1

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## Property Key Features

**1 bedroom**

**1 bathroom**

**Open Plan Lounge**

**With a Balcony**

**Factor Fees: £0.00**

**Current Rent: £650**

**Market Rent: £750**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £110,000 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 110,000.00

25% Deposit	<b>£27,500.00</b>
Stamp Duty ADS @ 6%	<b>£6,600.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£35,100.00</b>

# Projected Investment Return



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

£ 750



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.



Returns Based on Rental Income	£650	£750
Mortgage Payments on £82,500.00 @ 5%	<b>£343.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Letting Fees	<b>£65.00</b>	<b>£75.00</b>
<b>Total Monthly Costs</b>	<b>£423.75</b>	<b>£433.75</b>
<b>Monthly Net Income</b>	<b>£226.25</b>	<b>£316.25</b>
<b>Annual Net Income</b>	<b>£2,715.00</b>	<b>£3,795.00</b>
<b>Net Return</b>	<b>7.74%</b>	<b>10.81%</b>

# Return **Stress Test** Analysis Report



## If the tenant was to leave and you missed 2 months of rental income

Annual Net Income      **£2,295.00**  
Adjusted To

Net Return                      **6.54%**

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

Annual Net Income      **£2,145.00**  
Adjusted To

Net Return                      **6.11%**

# 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

Holden Mill, Blackburn Road, Bolton

+ Add to report

NO LONGER ADVERTISED SOLD STC

Stunning Third Floor Apartment | Within Grade II Listed Mill Conversion | Convenient Transport Li...

Marketed from 26 Apr 2023 to 9 Aug 2023 (105 days) by Redpath Leach Estate Agents, Bolton



£120,000

## 1 bedroom apartment for sale

Holden Mill, Bolton

+ Add to report

NO LONGER ADVERTISED SOLD STC

ONE BEDROOM APARTMENT | GRADE II LISTED CONVERSION | 3RD FLOOR | LARGE PRIVATE TERRACE | ALLOCAT...

Marketed from 4 Nov 2021 to 21 Oct 2022 (351 days) by Zenko Properties, Leeds

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

## 1 bedroom flat

Holden Mill, Bolton BL1

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Great Location | Fabulous Furnished Apartment | Private Car Park | Great Transport Links | Kitche...

### SOLD PRICE HISTORY

6 Mar 2020	£97,000
20 Dec 2007	£120,600

Marketed from 8 Jun 2022 to 3 Aug 2022 (55 days) by Philip Ellis Properties Limited, Whitefield

## 1 bedroom flat

Holden Mill, Bolton, BL1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1710537

Marketed from 18 May 2023 to 20 Jun 2023 (32 days) by OpenRent, London








£795 pcm

# 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**
-  Standard Short Assured 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Holden Mill, Blackburn Road Bolton, BL1

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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