

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Chadwick Street Bolton,  
BL2 1JN

203415826

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





## Property Description

Our latest listing is in Chadwick Street Bolton, BL2 1JN

Get instant cash flow of **£750** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Chadwick Street Bolton,  
BL2 1JN

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Modern Kitchen**

**Close proximity to valuable amenities**

**Factor Fees: £100.00**

**Ground Rent: 303 per year**

**Lease Length: 999**

**Current Rent: £750**

**Market Rent: £1,100**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £135,000 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 135,000.00**

25% Deposit	<b>£33,750.00</b>
SDLT Charge	<b>£4,050</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£38,800.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,100

Returns Based on Rental Income	£750	£1,100
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	303 per year	
Letting Fees	£75.00	£110.00
<b>Total Monthly Costs</b>	<b>£611.88</b>	<b>£646.88</b>
<b>Monthly Net Income</b>	<b>£138.13</b>	<b>£453.13</b>
<b>Annual Net Income</b>	<b>£1,657.50</b>	<b>£5,437.50</b>
<b>Net Return</b>	<b>4.27%</b>	<b>14.01%</b>

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      **£3,237.50**  
Adjusted To

Net Return                      **8.34%**

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

Annual Net Income      **£3,412.50**  
Adjusted To

Net Return                      **8.80%**

# 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 £120,000.



£120,000

Floorplan

**2 bedroom apartment for sale**  
Chadwick Street, Bolton, Greater Manchester, BL2

+ Add to report

NO LONGER ADVERTISED

Two bedroom | First floor | Large open plan living area | Popular location | Off street parking

SOLD PRICE HISTORY	
6 Jun 2007	£125,000

Marketed from 20 Jul 2023 to 24 Jan 2024 (187 days) by Peter Anthony, Salford



£115,000

**2 bedroom flat for sale**  
Chadwick Street, Bolton, BL2

+ Add to report

NO LONGER ADVERTISED

Two Bedroom Flat | No Forward Chain | Tenanted for Immediate Investment | Large Open Plan Kitchen...

Marketed from 12 Oct 2021 to 11 Mar 2022 (150 days) by Bettermove, Nationwide

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 2 bedroom apartment

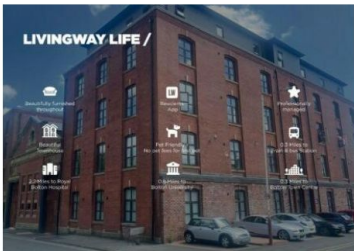
Joy House, Shiffnall Street

+ Add to report

NO LONGER ADVERTISED

958 sq ft Townhouse | Pets live rent free (T&C's applies) | Fully furnished | Professionally Mana...

Marketed from 16 Feb 2023 to 20 Feb 2023 (3 days) by Livingway Team Ltd, Livingway



£1,100 pcm

## 2 bedroom apartment

Joy House, Shiffnall Street

+ Add to report

NO LONGER ADVERTISED

958 sq ft Townhouse | Pets live rent free (T&C's applies) | Fully furnished | Professionally Mana...

Marketed from 23 Feb 2023 to 24 Feb 2023 by Livingway Team Ltd, Livingway



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

Chadwick Street Bolton, BL2 1JN

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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