

LET PROPERTY PACK

INVESTMENT INFORMATION

Sherwood Street Bolton,
BL1 8PJ

205400856

 www.letproperty.co.uk





Property Description

Our latest listing is in Sherwood Street Bolton, BL1 8PJ

Get instant cash flow of **£900** per calendar month with a **3.7%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **5.7%** if the rent was increased to market rate.

With a long term tenant that would like to remain situated and a potential rental rate that would ensure a promising return, this property will prove to be a fantastic addition to an investors portfolio.

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



Sherwood Street Bolton,
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Property Key Features

4 bedroom

1 bathroom

Modern Kitchen

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £900

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £295,000.00 and borrowing of £221,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 295,000.00

25% Deposit	£73,750.00
SDLT Charge	£11,100
Legal Fees	£1,000.00
Total Investment	£85,850.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,400



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	£900	£1,400
Mortgage Payments on £221,250.00 @ 5%	£921.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£90.00	£140.00
Total Monthly Costs	£1,026.88	£1,076.88
Monthly Net Income	-£126.88	£323.13
Annual Net Income	-£1,522.50	£3,877.50
Net Return	-1.77%	4.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,077.50**
Adjusted To

Net Return **1.26%**

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

Annual Net Income **-£547.50**
Adjusted To

Net Return **-0.64%**

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 £200,000.



2 bedroom end of terrace house for sale

Greenwood Vale, Bolton, BL1

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

No chain | New fitted bathroom | Potential to create third bedroom | Extended terraced cottage | ...

£200,000



Floorplan

SOLD PRICE HISTORY

20 Dec 2022	£200,000
17 Nov 2021	£150,000



3 bedroom end of terrace house for sale

Waverley Road, Astley Bridge, Bolton

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

THREE BEDROOMED END TERRACED HOUSE | TWO RECEPTION ROOMS | DOUBLE FRONTED PROPERTY | SPLENDID LAR...

£175,000

SOLD PRICE HISTORY

24 Sep 2021	£167,000
2 Feb 2007	£134,000
24 Mar 1995	£41,750

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

4 bedroom detached house

Blackburn Road, Astley Bridge, Bolton, BL1

+ Add to report

NO LONGER ADVERTISED LET AGREED

Super Spacious Stone Detached Family Home | Four Double Bedrooms | Three Large Reception Rooms | ...

Marketed from 26 Jan 2023 to 13 Apr 2023 (76 days) by Newton & Co Ltd, Bolton



£1,400 pcm

4 bedroom detached house

Derbyshire Row, Bolton, Greater Manchester, BL1 6FY

+ Add to report

NO LONGER ADVERTISED LET AGREED

MODERN FITTED KITCHEN/FAMILY AREA | DOWNSTAIRS WC | DRIVEWAY FOR THREE VEHICLES | FOUR BEDROOMS |...

Marketed from 12 Aug 2023 to 29 Sep 2023 (47 days) by Miller Metcalfe, Bolton

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: **3 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.



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Interested in this
property investment?

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.

