

LET PROPERTY PACK

INVESTMENT INFORMATION

Bolton Street, Stockport,
SK5

203048681

 www.letproperty.co.uk





Property Description

Our latest listing is in Bolton Street, Stockport, SK5

Get instant cash flow of **£775** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **6.0%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Bathroom

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £775

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000

25% Deposit	£45,000.00
SDLT Charge	5400
Legal Fees	£1,000.00
Total Investment	£51,400.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 900

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	£775	£900
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£77.50	£90.00
Total Monthly Costs	£655.00	£667.50
Monthly Net Income	£120	£233
Annual Net Income	£1,440	£2,790
Net Return	2.80%	5.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£990**
Adjusted To

Net Return **1.93%**

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

Annual Net Income **£90**
Adjusted To

Net Return **0.18%**

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 £180,000.



£180,000

2 bedroom terraced house for sale

Bolton Street, Reddish, Stockport, SK5

+ Add to report

NO LONGER ADVERTISED SOLD STC

Julian Wadden are excited to offer to the this TWO DOUBLE bedroom mid terrace property set in the...

SOLD PRICE HISTORY



£155,000

2 bedroom terraced house for sale

Bolton Street, Reddish, Stockport, Greater Manchester, SK5

+ Add to report

NO LONGER ADVERTISED SOLD STC

2 Bedrooms | Lounge | Kitchen | Bathroom | External

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom terraced house

Bolton Street, Reddish, Stockport, SK5

+ Add to report

NO LONGER ADVERTISED LET AGREED

Mid terrace | Close to local transport routes | Recently renovated

SOLD PRICE HISTORY



£775 pcm

2 bedroom end of terrace house

Bolton Street, Reddish, Stockport, SK5

+ Add to report

NO LONGER ADVERTISED LET AGREED






End of terrace | Two double Bedrooms | Courtyard to rear | Close to transport links

SOLD PRICE HISTORY

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: **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.



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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.



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