

LET PROPERTY PACK

INVESTMENT INFORMATION

Acton Street, Wigan, WN1

206035838

 www.letproperty.co.uk





Property Description

Our latest listing is in Acton Street WIGAN WN1

Get instant cash flow of **£9,500** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£11,823** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Acton Street, Wigan, WN1

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Property Key Features

Portfolio of 21 Flats

Spacious Lounge

Kitchen

Bathroom

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £500

Market Rent: £563

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £1,570,000.00 and borrowing of £1,177,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,570,000

25% Deposit	£392,500.00
SDLT Charge	£146,750
Legal Fees	£1,000.00
Total Investment	£540,250.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £9,500 per calendar month but the potential market rent is

£11,823

Returns Based on Rental Income	£9,500	£11,823
Mortgage Payments on £1,177,500.00 @ 5%	£4,906.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£950.00	£1,182.30
Total Monthly Costs	£5,871.25	£6,103.55
Monthly Net Income	£3,629	£5,719
Annual Net Income	£43,545	£68,633
Net Return	8.06%	12.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£44,987**
Adjusted To

Net Return **8.33%**

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

Annual Net Income **£45,083**
Adjusted To

Net Return **8.34%**

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 £75,000.



£75,000

2 bedroom terraced house for sale

Acton Street, Swinley, Wigan

+ Add to report

NO LONGER ADVERTISED SOLD STC

End Terraced | Two Bedrooms | Popular location | Rear Yard | Ideal for investors / First time buy...

SOLD PRICE HISTORY



£60,000

2 bedroom terraced house for sale

Lord Street, Swinley, Wigan

+ Add to report

NO LONGER ADVERTISED SOLD STC

Two Bedrooms | Parking to rear | FREEHOLD | Double Glazing | Two Reception Rooms | Modern Decor |...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

1 bedroom semi-detached house

53 Acton Street, Wigan ,

+ Add to report

NO LONGER ADVERTISED LET AGREED

HG Premier Lettings are delighted to bring to the market this immaculate presented two bedroom Se...

Marketed from 11 Nov 2022 to 8 Dec 2022 (27 days) by HG Premier Lettings, Wigan



£525 pcm

2 bedroom terraced house

Acton Street, Wigan, Greater Manchester, WN1

+ Add to report

NO LONGER ADVERTISED






Two Bedroom Terraced Property | Two Reception Rooms | Modern Fitted Kitchen | Bathroom with Showe...

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: **Within 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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