

LET PROPERTY PACK

INVESTMENT INFORMATION

Clive Street, Bolton, BL1 1ES

210028206











Property Description

Our latest listing is in Clive Street, Bolton, BL1 1ES

Get instant cash flow of £660 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £758 which would provide the investor a Gross Yield of 6.6% 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...







Clive Street, Bolton, BL1 1ES



2 bedroom

1 bathroom

Three Piece Bathroom

Easy access to local amenities

Factor Fees: £255.00

Ground Rent: TBC

Lease Length: 999

Current Rent: £660

Market Rent: £758

210028206

Lounge





Kitchen







Bedrooms





Bathroom





Exterior









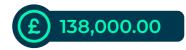
Initial Outlay





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£34,500.00**

SDLT Charge £4,140

Legal Fees £1,000.00

Total Investment £39,640.00

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 £660 per calendar month but the potential market rent is



Returns Based on Rental Income	£660	£758
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£255.00	
Ground Rent	ТВС	
Letting Fees	£66.00	£75.80
Total Monthly Costs	£767.25	£777.05
Monthly Net Income	-£107.25	-£19.05
Annual Net Income	-£1,287.00	-£228.60
Net Return	-3.25%	-0.58%

Return Stress Test Analysis Report





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

Annual Net Income

-£1,744.60

Adjusted To

Net Return

-4.40%

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

Annual Net Income

-£2,298.60

Adjusted To

Net Return

-5.80%

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 £340,000.



£340,000

2 bedroom apartment for sale

+ Add to report

Globe Works, Lower Bridgeman Street, Bolton

NO LONGER ADVERTISED

Marketed from 17 Aug 2023 to 7 Nov 2023 (81 days) by Clark & Co Estates, Topsham

STUNNING LOFT STYLE APARTMENTS | RESIDENTS POOL | PENTHOUSE APARTMENTS AVAILABLE | HELP TO BUY AV...



£317,000

2 bedroom apartment for sale

+ Add to report

Globe Works, Lower Bridgeman Street, Bolton

NO LONGER ADVERTISED

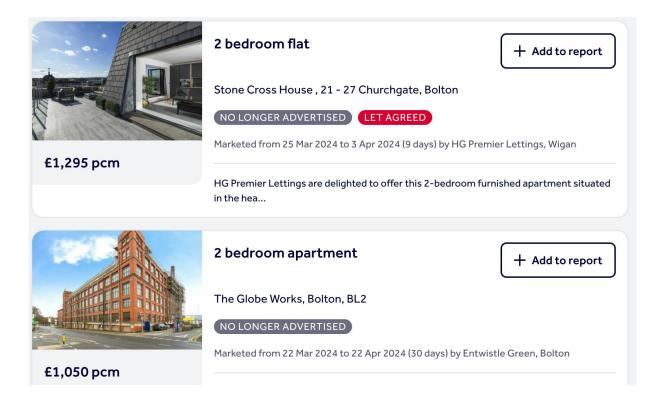
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property**Management.



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.





Interested in this property investment?

Call us on **0141 478 0985**



Clive Street, Bolton, BL1 1ES



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.