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LET PROPERTY PACK

INVESTMENT INFORMATION

Claypool Road, Horwich, Bolton, BL6 6TE

209585995

🌐 www.letproperty.co.uk 🤇



Property Description

Our latest listing is in Claypool Road, Horwich, Bolton, BL6 6TE

Get instant cash flow of £775 per calendar month with a 6.7% Gross Yield for investors.

With great potential returns and located within a prime rental location in Bolton, it will make for a reliable long term investment for an investor.

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







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2 Bedroom 1 Bathroom Modern Kitchen Spacious room

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Property Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £775

Lounge





Kitchen





Bedrooms





Bathroom





Exterior





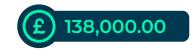
Initial Outlay





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.

Returns Based on Rental Income	£775
Mortgage Payments on £103,500.00 @ 5%	£431.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£77.50
Total Monthly Costs	£523.75
Monthly Net Income	£251.25
Annual Net Income	£3,015.00
Net Return	<mark>7.61%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£1,465.00** Adjusted To

Net Return 3.70%

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

Annual Net Income **£945.00** Adjusted To

Net Return

2.38%

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.

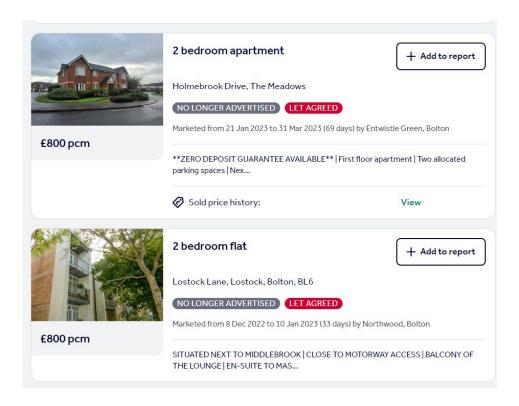
£120,000	2 bedroom apartment for sale Lostock Lane, Lostock, Bolton, Greater Manchester, Bl CURRENTLY ADVERTISED Marketed from 1 Nov 2023 by Miller Metcalfe, Bolton CALLING ALL FIRST TIME BUYERS AND TO LET INVESTORS * Floor Apartment Sit	
барара £120,000	2 bedroom apartment for sale Abernethy Court, Horwich NOLONGER ADVERTISED SOLD STC Marketed from 21 Jul 2023 to 1 May 2024 (284 days) by Redpat Bolton	+ Add to report



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



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.







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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.

