

000

¥

## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

The Trinity, Bridgeman <u>Street, Bolton,</u> BL3

209974579

( www.letproperty.co.uk

#### 





## **Property** Description

Our latest listing is in The Trinity, Bridgeman Street, Bolton, BL3

Get instant cash flow of £550 per calendar month with a 5.0% Gross Yield for investors.

This property has a potential to rent for **£837** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

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...

#### **LETPR®PERTY**





#### The Trinity, Bridgeman Street, Bolton, BL3

209974579

2 BedroomsFactor F2 BathroomGroundSpacious LoungeLease LoungeWell-Maintained PropertyCurrent

**Property Key Features** 

Factor Fees: £121.00 PM Ground Rent: Leasehold Lease Length: Leasehold Current Rent: £550 Market Rent: £837













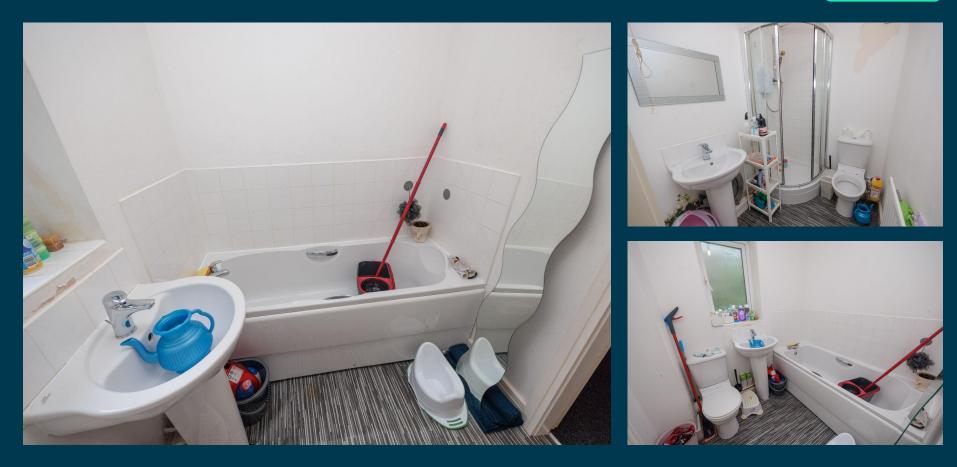
## Bedrooms





## Bathroom











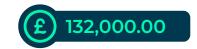
## **Initial** Outlay





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£33,000.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,600.00

## **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 £550 per calendar month but the potential market rent is



Returns Based on Rental Income	£550	£837
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£121.00	
Ground Rent	Leasehold	
Letting Fees	£55.00	£83.70
Total Monthly Costs	£603.50	£632.20
Monthly Net Income	-£53.50	<b>£204.80</b>
Annual Net Income	-£642.00	<b>£2,457.60</b>
Net Return	<mark>-1.58%</mark>	<mark>6.05%</mark>



### Return Stress Test Analysis Report





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

Annual Net Income **£783.60** Adjusted To

Net Return 1.93%

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

Annual Net Income **£477.60** Adjusted To

Net Return 1.18%

## 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 £150,000.

	2 bedroom terraced house for sale	+ Add to report
	Hurst Street, Bolton, Lancashire, BL3	
£150,000	Marketed from 12 Sep 2024 by Harrisons Estate Agents, Bolton	
	2 Bedroom Terrace   Kitchen/Diner   Fitted Bathroom   Being Sold with I Gard	No Onward Chain   Rear
	Sold price history:	View
	Floor plan:	View
	2 bedroom semi-detached house for sale	+ Add to report
	Duncombe Road, Bolton, BL3	
P CORCO	CURRENTLY ADVERTISED SOLD STC	
£150,000	Marketed from 2 Sep 2024 by Roe & Co Residential Sales, Bolton	
2100,000		1

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

-	2 bedroom flat	+ Add to report
	Lincoln House, Bolton, BL3 NO LONGER ADVERTISED	
£900 pcm	Marketed from 11 Apr 2024 to 31 May 2024 (50 days) by Entwistle Gr Available Now!   Spacious   2 Double Bedrooms   Modern Kitchen   Mo	
	Pl 2 bedroom bungalow	+ Add to report
	Walker Avenue, Bolton, Greater Manchester, BL3	
£900 pcm	Marketed from 28 Mar 2024 to 29 Apr 2024 (31 days) by Your Move, V	Valkden



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.





www.letproperty.co.uk

#### The Trinity, Bridgeman Street, Bolton, BL3

#### 209974579

# 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.

