

LET PROPERTY PACK

INVESTMENT INFORMATION

The Trinity, Bridgeman
Street, Bolton, BL3

209974579

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£650** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£837** which would provide the investor a Gross Yield of **9.2%** 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...



The Trinity, Bridgeman
Street, Bolton, BL3

209974579



Property Key Features

2 Bedrooms

2 Bathroom

Spacious Lounge

Well-Maintained Property

Factor Fees: £121.00 PM

Ground Rent: TBC

Lease Length: 980 years

Current Rent: £650

Market Rent: £837

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 837



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	£650	£837
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£121.00	
Ground Rent	TBC	
Letting Fees	£65.00	£83.70
Total Monthly Costs	£541.63	£560.33
Monthly Net Income	£108.38	£276.68
Annual Net Income	£1,300.50	£3,320.10
Net Return	3.86%	9.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,646.10**
Adjusted To

Net Return **4.88%**

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

Annual Net Income **£1,685.10**
Adjusted To

Net Return **5.00%**

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.



£150,000

2 bedroom terraced house for sale

Hurst Street, Bolton, Lancashire, BL3

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 12 Sep 2024 by Harrisons Estate Agents, Bolton

2 Bedroom Terrace | Kitchen/Diner | Fitted Bathroom | Being Sold with No Onward Chain | Rear Gard...

 Sold price history: [View](#)

 Floor plan: [View](#)

[+ Add to report](#)



£150,000

2 bedroom semi-detached house for sale

Duncombe Road, Bolton, BL3

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 2 Sep 2024 by Roe & Co Residential Sales, Bolton

[+ Add to report](#)

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**.

 £900 pcm	2 bedroom flat Lincoln House, Bolton, BL3 NO LONGER ADVERTISED LET AGREED Marketed from 11 Apr 2024 to 31 May 2024 (50 days) by Entwistle Green, Bolton Available Now! Spacious 2 Double Bedrooms Modern Kitchen Modern Family Bathroom Open Pl... + Add to report
 £900 pcm	2 bedroom bungalow Walker Avenue, Bolton, Greater Manchester, BL3 NO LONGER ADVERTISED LET AGREED Marketed from 28 Mar 2024 to 29 Apr 2024 (31 days) by Your Move, Walkden + Add to report

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: **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.



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