

LET PROPERTY PACK

INVESTMENT INFORMATION

Reed Close, Bolton, BL4

210192451

 www.letproperty.co.uk





Property Description

Our latest listing is in Reed Close, Bolton, BL4

Get instant cash flow of **£730** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **11.9%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Reed Close, Bolton, BL4

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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £247.00 per month

Ground Rent: £10.00 per month

Lease Length: 232 years

Current Rent: £730

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £91,000.00 and borrowing of £68,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 91,000.00

25% Deposit	£22,750.00
SDLT Charge	£4,550
Legal Fees	£1,000.00
Total Investment	£28,300.00

Projected Investment Return



The monthly rent of this property is currently set at £730 per calendar month but the potential market rent is

£ 900



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	£730	£900
Mortgage Payments on £68,250.00 @ 5%	£284.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£247.00	
Ground Rent	£10.00	
Letting Fees	£73.00	£90.00
Total Monthly Costs	£629.38	£646.38
Monthly Net Income	£100.63	£253.63
Annual Net Income	£1,207.50	£3,043.50
Net Return	4.27%	10.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,243.50**
Adjusted To

Net Return **4.39%**

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

Annual Net Income **£1,798.50**
Adjusted To

Net Return **6.36%**

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 £99,950.



3 bedroom terraced house for sale

Queen Street, Farnworth, Bolton

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 10 Jan 2025 by Eric Clarke, Bolton

£99,950

[+ Add to report](#)



3 bedroom terraced house for sale

Leinster Street, Farnworth, Bolton, Lancashire, BL4

NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 Oct 2024 to 17 Jan 2025 (91 days) by Harrison's Estate Agents, Bolton

£90,000

[+ 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**.



3 bedroom terraced house

+ Add to report

Albert Road, Farnworth, Bolton, BL4

NO LONGER ADVERTISED

Marketed from 22 Nov 2024 to 9 Dec 2024 (17 days) by OpenRent, London



3 bedroom semi-detached house

+ Add to report

Moorside Avenue, Farnworth, Bolton, BL4

NO LONGER ADVERTISED

Marketed from 5 Jun 2024 to 12 Jun 2024 (6 days) by Upad, Coventry

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: **2 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.



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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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