


LET PROPERTY PACK

INVESTMENT INFORMATION

Waterside Gardens, Bolton,
BL1 8WB

211084062

 www.letproperty.co.uk





Property Description

Our latest listing is in Waterside Gardens, Bolton, BL1 8WB

Get instant cash flow of **£800** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£907** which would provide the investor a Gross Yield of **8.2%** 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..



Waterside Gardens,
Bolton, BL1 8WB

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Maintained Property

Factor Fees: £85.00 PM

Ground Rent: TBC

Lease Length: 131 years

Current Rent: £800

Market Rent: £907

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



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

£ 132,000.00

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

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 907



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	£800	£907
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	£85.00 PM	
Ground Rent	TBC	
Letting Fees	£80.00	£90.70
Total Monthly Costs	£592.50	£603.20
Monthly Net Income	£207.50	£303.80
Annual Net Income	£2,490.00	£3,645.60
Net Return	6.13%	8.98%

Return Stress Test Analysis Report



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

Annual Net Income	£1,831.60
Adjusted To	
Net Return	4.51%

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

Annual Net Income	£1,665.60
Adjusted To	
Net Return	4.10%

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 £135,000.



£135,000

1 bedroom flat for sale

+ Add to report

107 TONGE MOOR ROAD, BOLTON, GREATER MANCHESTER, BL2 2DL

CURRENTLY ADVERTISED

Marketed from 14 Nov 2023 by Lamb & Swift Commercial, Bolton



£125,000

1 bedroom apartment for sale

+ Add to report

Holden Mill Blackburn Road, Bolton, BL1

CURRENTLY ADVERTISED



Marketed from 3 Sep 2024 by Purplebricks, covering Bolton

Activate Win
Go to Settings to

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,250 pcm</p>	<p>1 bedroom apartment</p> <p>Spot, 124 Deansgate</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 11 Oct 2024 to 14 Oct 2024 (2 days) by Livingway Team Ltd, Livingway</p> <p>+ Add to report</p>
 <p>£1,150 pcm</p>	<p>1 bedroom apartment</p> <p>Spot, Bolton</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 28 Oct 2024 by Livingway Team Ltd, Livingway</p> <p>+ Add to report</p>

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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