

LET PROPERTY PACK

INVESTMENT INFORMATION

Bradshawgate, Leigh, WN7

211969657

 www.letproperty.co.uk





Property Description

Our latest listing is in Bradshawgate, Leigh, WN7

Get instant cash flow of **£1,440** per calendar month with a **8.3%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Bradshawgate, Leigh,
WN7

211969657



Property Key Features

Large Primary Business Area

Bathroom Facilities

Private Meeting Room

Kitchen Space

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £1,440

Lounge



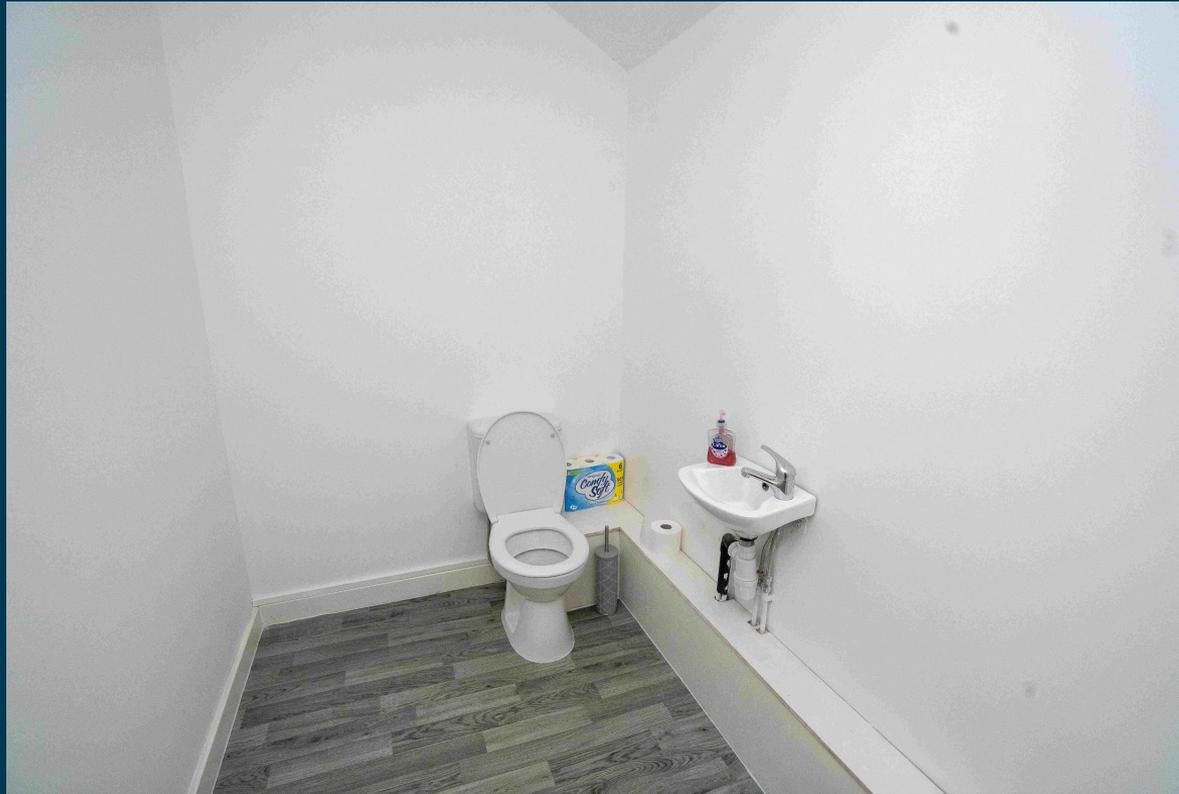
Kitchen



Office Space



Bathroom



Exterior





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit	£51,750.00
SDLT Charge	£6,210
Legal Fees	£1,000.00
Total Investment	£58,960.00

Projected Investment Return



The monthly rent of this property is currently set at



£ 1,440

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	£1,440
Mortgage Payments on £155,250.00 @ 5%	£646.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	freehold
Letting Fees	£144.00
Total Monthly Costs	£805.88
Monthly Net Income	£634.13
Annual Net Income	£7,609.50
Net Return	12.91%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,729.50**
Adjusted To

Net Return **8.02%**

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

Annual Net Income **£4,504.50**
Adjusted To

Net Return **7.64%**

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 £220,000.

 A photograph of a multi-story brick building with a ground-floor shopfront. The shopfront has a yellow sign that reads 'LEIGH DISCOUNT STORE'.	<h3>Block of apartments for sale</h3> <p>Bradshawgate, Leigh, Greater Manchester, WN7</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 24 Feb 2022 to 28 Feb 2022 (3 days) by Cooke & Company, Leigh</p> <p>DEVELOPMENT OPPORTUNITY</p> <p>+ Add to report</p>
 A photograph of a two-story brick building with a red roof and a red door. The building has several windows and a small porch.	<h3>5 bedroom block of apartments for sale</h3> <p>- Church Street, Leigh</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 22 Nov 2023 to 14 Feb 2024 (83 days) by Edward Mellor Ltd, Auction</p> <p>TO BE SOLD BY ONLINE AUCTION BLOCK OF FIVE FLATS FULLY OCCUPIED CENTRAL LOCATION REAR YARD</p> <p>+ Add to report</p>

£220,000

£190,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

4 bedroom terraced house

+ Add to report

Runfield Close, Leigh, WN7

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Apr 2023 to 2 Jul 2023 (65 days) by Purplebricks, covering Wigan



£1,100 pcm

2 bedroom apartment

+ Add to report

Mather Lane, Leigh

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jun 2024 to 11 Sep 2024 (76 days) by Arc Homes, Atherton

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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