

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bradshawgate, Leigh, WN7

211969657

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bradshawgate, Leigh, WN7

Get instant cash flow of **£1,260** per calendar month with a **8.5%** 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

VAT: additional 20% payable;  
buyer must be VAT-registered

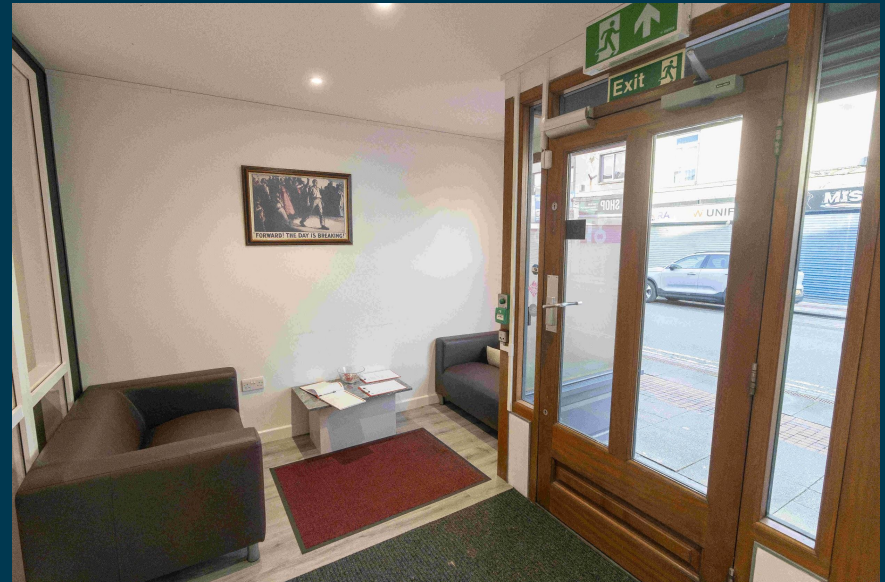
Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,260

# Lounge





# Kitchen

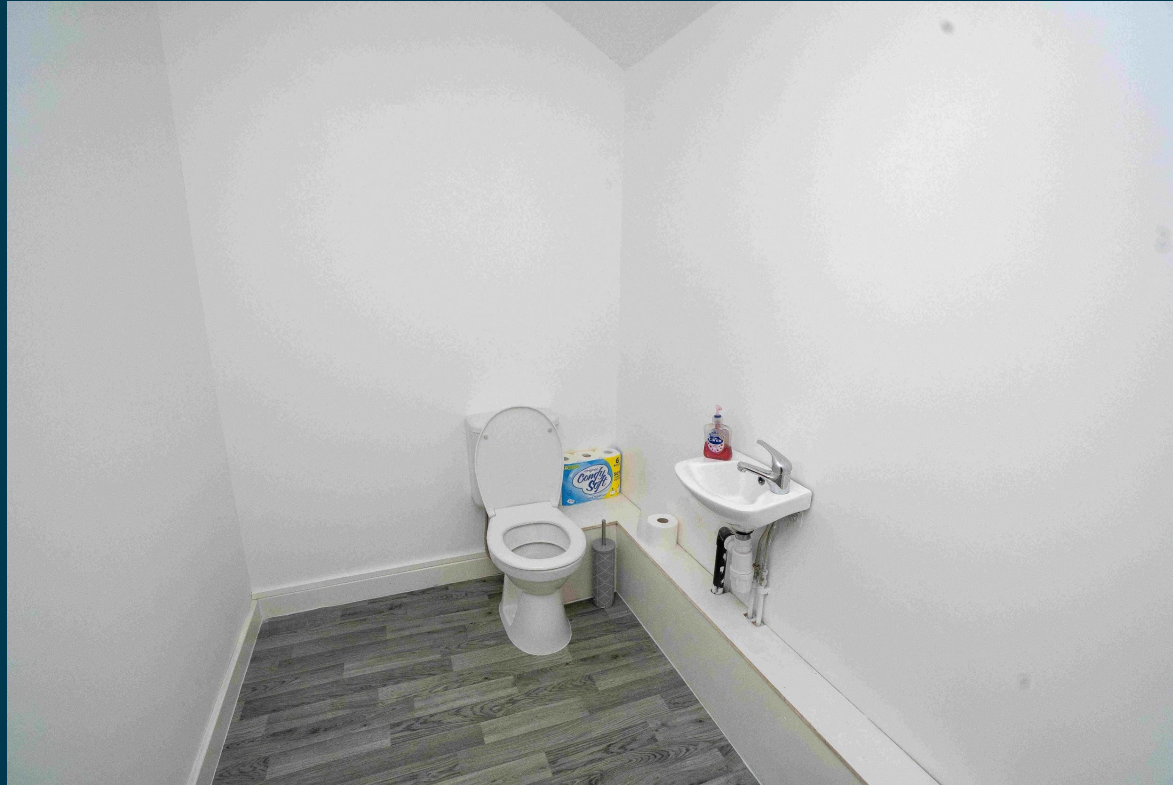


# Office Space





# Bathroom



# Exterior







Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 178,000.00

25% Deposit	£44,500.00
SDLT Charge	£9,960
Legal Fees	£1,000.00
Total Investment	£55,460.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,260 per calendar month.



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	£1,260
Mortgage Payments on £133,500.00 @ 5%	£556.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£126.00
Total Monthly Costs	£697.25
Monthly Net Income	£562.75
Annual Net Income	£6,753.00
Net Return	12.18%

# Return Stress Test Analysis Report



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

Annual Net Income      **£4,233.00**  
Adjusted To

Net Return      **7.63%**

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

Annual Net Income      **£4,083.00**  
Adjusted To

Net Return      **7.36%**

# 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 £220,000.



£220,000

## Block of apartments for sale

+ Add to report

Bradshawgate, Leigh, Greater Manchester, WN7

NO LONGER ADVERTISED

Marketed from 24 Feb 2022 to 28 Feb 2022 (3 days) by Cooke & Company, Leigh

DEVELOPMENT OPPORTUNITY



£190,000

## 5 bedroom block of apartments for sale

+ Add to report

- Church Street, Leigh

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Nov 2023 to 14 Feb 2024 (83 days) by Edward Mellor Ltd, Auction

TO BE SOLD BY ONLINE AUCTION | BLOCK OF FIVE FLATS | FULLY OCCUPIED | CENTRAL LOCATION | REAR YARD



# 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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