

LET PROPERTY PACK

INVESTMENT INFORMATION

Waterside Gardens Bolton
BL1 8WB

212632770

 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 **10.8%** Gross Yield for investors.

This property has a potential to rent for **£1,000**
which would provide the investor a Gross Yield
of **13.5%** if the rent was increased to market
rate.

**With a location that allows for easy access to
local amenities, and a space that has been
well kept, this property would be a reliable
addition to an investors portfolio.**

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



Waterside Gardens
Bolton BL1 8WB

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Property Key Features

1 Bedroom

1 Bathroom

Expansive Lounge Area

Parking Available

Triple-Fixture Bathroom

Easy Access to Local Amenities

Factor Fees: £63 pm

Ground Rent: £265 pa

Lease Length: 150 years

Current Rent: £800

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £89,000.00 and borrowing of £66,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 89,000.00

25% Deposit	£22,250.00
SDLT Charge	£4,450
Legal Fees	£1,000.00
Total Investment	£27,700.00

Projected Investment Return



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

£1,000



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	£1,000
Mortgage Payments on £66,750.00 @ 5%	£278.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£63.00	
Ground Rent	£22.08	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£458.21	£478.21
Monthly Net Income	£341.80	£521.80
Annual Net Income	£4,101.54	£6,261.54
Net Return	14.81%	22.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,261.54**
Adjusted To

Net Return **15.38%**

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


Annual Net Income **£5,191.50**
Adjusted To

Net Return **18.74%**

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 £95,000.



£95,000

1 bedroom flat for sale


Blackburn Road, Bolton, BL1

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 14 Aug 2024 to 22 Nov 2024 (100 days) by Let Property Sales & Management, Glasgow

Buy-to-Let Opportunity | Long Term Tenant Currently Situated | Likely to attract enquiries from S...

[+ Add to report](#)



£90,000

1 bedroom apartment for sale

Finsbury Court, Bolton

NO LONGER ADVERTISED

Marketed from 5 Jul 2024 to 11 Feb 2025 (220 days) by Nationwide Estate Agents, Chorley

Sold with a tenant in situ | Third Floor Apartment | One Bedroom | Open Plan Living Space | Allo...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,020 based on the analysis carried out by our letting team at **Let Property Management**.



£1,020 pcm

1 bedroom apartment

Spot, Bolton

NO LONGER ADVERTISED

Marketed from 17 Apr 2024 to 19 Apr 2024 (1 days) by Livingway Team Ltd, Livingway

BOLTON TOWN CENTRE | 7 - MINUTE WALK TO LOCAL TRAIN STATION | EASY ACCESS TO MANCHESTER CITY CENT...

+ Add to report



£1,005 pcm

1 bedroom apartment

Spot, 124 Deansgate

NO LONGER ADVERTISED

Marketed from 5 Jan 2024 to 9 Jan 2024 (3 days) by Livingway Team Ltd, Livingway

BOLTON TOWN CENTRE | 7 - MINUTE WALK TO LOCAL TRAIN STATION | EASY ACCESS TO MANCHESTER CITY CENT...

+ 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**



Current term of tenancy: **5 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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