

LET PROPERTY PACK

INVESTMENT INFORMATION

Walnesley Road WN7 1XN

212438287

 www.letproperty.co.uk





Property Description

Our latest listing is in Walnesley Road WN7 1XN

Get instant cash flow of **£895** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£932** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

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...



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Property Key Features

3 Bedrooms

1 Bathroom

Good Condition

Triple-Fixture Bathroom

Street Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 872 years

Current Rent: £895

Market Rent: £932

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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 £895 per calendar month but the potential market rent is

£ 932



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	£895	£932
Mortgage Payments on £133,500.00 @ 5%	£556.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£89.50	£93.20
Total Monthly Costs	£660.75	£664.45
Monthly Net Income	£234.25	£267.55
Annual Net Income	£2,811.00	£3,210.60
Net Return	5.07%	5.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,346.60**
Adjusted To

Net Return **2.43%**

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



Annual Net Income **£540.60**
Adjusted To

Net Return **0.97%**

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 £205,000.

 <p>£205,000</p>	<p>3 bedroom end of terrace house for sale</p> <p>Avon Street, Leigh, Greater Manchester, WN7</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 27 Nov 2023 to 10 Jul 2024 (225 days) by Cooke & Company, Leigh</p> <p>BEAUTIFULLY PRESENTED THROUGHOUT NO ONWARD CHAIN CLOSE TO LOCAL SCHOOLS</p>
 <p>£200,000</p>	<p>3 bedroom end of terrace house for sale</p> <p>Hanover Street, Leigh, WN7</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 7 Sep 2023 to 15 May 2024 (251 days) by Balmer & Co, Atherton</p> <p>THREE BEDROOM SEMI-DETACHED HOUSE NO ONWARD CHAIN FREEHOLD COUNCIL TAX BAND B ALL NEW WIN...</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom end of terrace house

Twist Lane, Leigh, Greater Manchester, WN7

NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Sep 2024 to 5 Nov 2024 (61 days) by King Property Management, St Helens

Large three bed end of terrace | Two large reception rooms | Family bathroom and two en-suite | T...

+ Add to report



£990 pcm

3 bedroom end of terrace house

Thirlmere Street, Leigh, WN7

CURRENTLY ADVERTISED

Marketed from 16 Nov 2024 by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2252422

+ 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: **3 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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