

LET PROPERTY PACK

INVESTMENT INFORMATION

Wigan Lower Road,
Standish Lower Ground,
Wigan, WN6 8JP

210484283

 www.letproperty.co.uk





Property Description

Our latest listing is in Wigan Lower Road, Standish Lower Ground, Wigan, WN6 8JP

Get instant cash flow of **£775** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£807** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 Bedrooms

2 Bathrooms

Good Condition

Spacious Rooms and Lounge

Easy Access to Local Amenities

Allocated Parking

Factor Fees: £70.00 PM

Ground Rent: £12.50 PM

Lease Length: 980 years

Current Rent: £775

Market Rent: £807

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 807



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	£775	£807
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£70.00	
Ground Rent	£12.50	
Letting Fees	£77.50	£80.70
Total Monthly Costs	£553.13	£556.33
Monthly Net Income	£221.88	£250.68
Annual Net Income	£2,662.50	£3,008.10
Net Return	7.14%	8.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,394.10**
Adjusted To

Net Return **3.74%**

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

Annual Net Income **£1,343.10**
Adjusted To

Net Return **3.60%**

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 £155,000.



£155,000

2 bedroom apartment for sale

+ Add to report

Holland House, Cinnamon Brow, Upholland, Lancashire. WN8 0PG

CURRENTLY ADVERTISED

Marketed from 25 Apr 2025 by ABODE, Orrell

No Chain | Two Bedroom | Apartment | Highly Desirable Location | Master with En-Suite | Living Ro...



£150,000

2 bedroom flat for sale

+ Add to report

Gauntley Gardens, Billinge, WN5 7FP

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Nov 2024 by Regan & Hallworth, Wigan

Stunning coach house style apartment | Great sized open plan reception room | Modern fitted kitc...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom apartment

+ Add to report

9 Cameron House, Little Hulton, M38 0PJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Sep 2014 to 25 Mar 2025 (3836 days) by Sterling Properties, Bury

Residents Parking | Double Glazed | Newly decorated | Newly carpeted | Excellent local amenities ...



£810 pcm

2 bedroom apartment

+ Add to report

Chatteris Court, St Helens

CURRENTLY ADVERTISED

LET AGREED

Marketed from 9 Apr 2025 by Burns & Reid Ltd, Windle

TWO BEDROOM GROUND FLOOR APARTMENT. | RESIDENTS PARKING & ACCESS TO PUBLIC TRANSPORT. | LOUNGE/KI...

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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