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LET PROPERTY PACK

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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...

LETPR®PERTY





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2 Bedrooms 2 Bathrooms Good Condition Spacious Rooms and Lounge Easy Access to Local Amenities Allocated Parking

Property Key Features

Factor Fees: £70.00 PM Ground Rent: £12.50 PM Lease Length: 980 years Current Rent: £775 Market Rent: £807







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



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



	Mortgage Payments on £90,750.00 @ 5%
	Est. Building Cover (Insurance)
	Approx. Factor Fees
	Ground Rent
	Letting Fees
	Tatal Manthely Coata

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£1,394.10Adjusted To

Net Return 3.74%

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

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

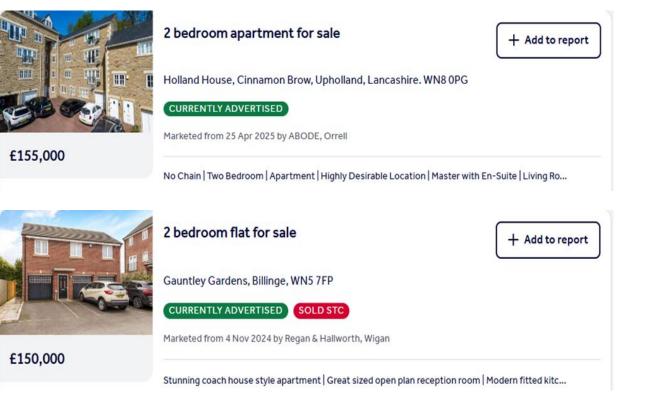
Net Return 3.

3.60%

Sale Comparables Report

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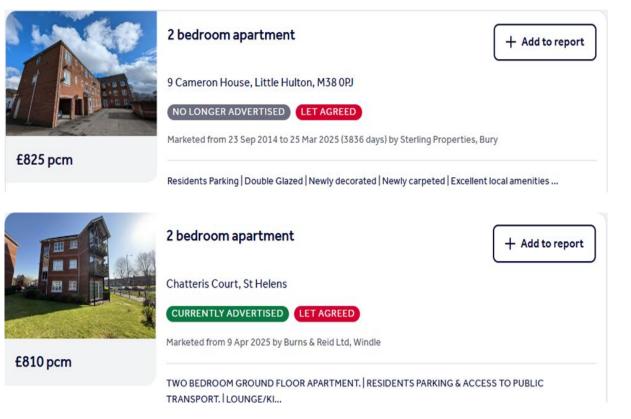
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £155,000.



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**.





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.

