

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bell Street, Hindley, Wigan,  
WN2 4BD

211833815

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





## Property Description

Our latest listing is in Bell Street, Hindley, Wigan, WN2 4BD

Get instant cash flow of **£650** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in Wigan, it will make for a reliable long term investment for an investor.**

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



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Room**

**Well Maintained**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £650**

**Market Rent: £900**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £166,000.00 and borrowing of £124,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 166,000.00

25% Deposit	£41,500.00
SDLT Charge	£4,980
Legal Fees	£1,000.00
Total Investment	£47,480.00



# Projected Investment Return



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.

The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£650	£900
Mortgage Payments on £124,500.00 @ 5%	£518.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£90.00
Total Monthly Costs	£598.75	£623.75
Monthly Net Income	£51.25	£276.25
Annual Net Income	£615.00	£3,315.00
Net Return	1.30%	6.98%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,515.00**  
Adjusted To

Net Return                      **3.19%**

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


Annual Net Income      **£825.00**  
Adjusted To

Net Return                      **1.74%**

# 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 £170,000.



**3 bedroom semi-detached bungalow for sale**

Finchley Crescent, Wigan, WN2

**CURRENTLY ADVERTISED**

Marketed from 13 Dec 2024 by ALAN BATT SALES AND LETTINGS LIMITED, Wigan

Situated in a quiet crescent backing onto Pennington Green with the Leeds Liverpool canal within ...


⚡ EPC: [View](#)

(Approx.) Sqft: **721 sq ft** Price (£) per sqft: **£235.72**

[View floor plan](#)

**£170,000**

[+ Add to report](#)



**3 bedroom semi-detached house for sale**

Ward Street, Hindley, WN2 2QR

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 15 Feb 2024 to 19 Sep 2024 (216 days) by Regan & Hallworth, Wigan

Semi-detached family home | 3 bedrooms / 1 reception room | Highly prized residential setting | ...


**£170,000**

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

### 3 bedroom bungalow

Balcarres Avenue, Whelley, Wigan, WN1


**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 10 Nov 2023 to 5 Feb 2024 (86 days) by Northwood, Wigan

Semi Detached Dorma Bungalow | Three/Four Bedrooms | Large Kitchen with Dishwasher | Gas Central ...

💡 EPC: [View](#)

(Approx.) Sqft: **1,012 sq ft** Price (£) per sqft: **£0.89**



£900 pcm

### 3 bedroom bungalow

Longhurst Road, Hindley Green

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 20 Dec 2022 to 27 Feb 2023 (68 days) by Borron Shaw, Wigan

Bungalow | 3 Bedrooms | 1 Reception | Front & Rear Gardens | No | Pets not permitted | Gas C/H | ...

📈 Sold price history: [View](#)



# 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.



**LETPROPERTY**