

LET PROPERTY PACK

INVESTMENT INFORMATION

Blackburn Road, Bolton,
BL1 7LS

216465277

 www.letproperty.co.uk





Property Description

Our latest listing is in Blackburn Road, Bolton, BL1 7LS

Get instant cash flow of **£700** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£892** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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

1 Bedroom

1 Bathroom

Well Maintained Property

Ground floor entry hall

Balcony

Secure basement parking with
an allocated space exclusively
for residents

Easy Access to Local Amenities

Factor Fees: £210 pm

Ground Rent: £12.5 pm

Lease Length: 887 years

Current Rent: £700

Market Rent: £892

Lounge



A kitchen with dark wood cabinets and a stainless steel oven. A white countertop runs along the wall, with a sink and various kitchen items. A white pillar is visible in the background. The floor is covered with a patterned rug.



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit £33,000.00

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 892



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	£700	£892
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£210.00	
Ground Rent	£12.50	
Letting Fees	£70.00	£89.20
Total Monthly Costs	£720.00	£739.20
Monthly Net Income	-£20.00	£152.80
Annual Net Income	-£240.00	£1,833.60
Net Return	-0.59%	4.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£49.60**
Adjusted To

Net Return **0.12%**

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

Annual Net Income **£3.60**
Adjusted To

Net Return **0.01%**

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 £139,000.



£139,000

1 bedroom flat for sale

+ Add to report

Lincoln House, Nelson Street, Bolton, BL3

CURRENTLY ADVERTISED

Marketed from 3 Jul 2024 by Entwistle Green, Bolton

Now Open for Viewing - Explore Your Future Home! Discover the epitome of sophistication in this e...



£135,000

1 bedroom apartment for sale

+ Add to report

Deakins Mill Way, Egerton, Bolton, Greater Manchester, BL7 9YX

NO LONGER ADVERTISED

Marketed from 15 May 2024 to 28 May 2024 (12 days) by Miller Metcalfe, Harwood

First Floor Apartment At Deakins Mill Way | Intercom System, Lift & Allocated Parking Space | Lar...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £910 based on the analysis carried out by our letting team at **Let Property Management**.



£910 pcm

1 bedroom apartment

+ Add to report

Spot, 124 Deansgate

NO LONGER ADVERTISED

Marketed from 5 Jul 2024 to 10 Jul 2024 (5 days) by Livingway Team Ltd, Livingway

Vibrant Bolton Neighborhood | Community Spirit | Thriving Markets | Range of Local Shops and Serv...



£900 pcm

1 bedroom apartment

+ Add to report

28 Lincoln House Nelson Street, Bolton

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Nov 2024 to 27 Feb 2025 (118 days) by Pygott & Crone, Sleaford

Fully Furnished 1 Bedroom Apartment | Easy Access to Bolton Centre | Open Plan Living Kitchen wit...

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: **2 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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