

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Blackburn Road, Bolton, BL1 7LS

216465277











## **Property Description**

Our latest listing is in Blackburn Road, Bolton, BL17LS

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...







Blackburn Road, Bolton, BL1 7LS

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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







## Kitchen





## **Bedrooms**

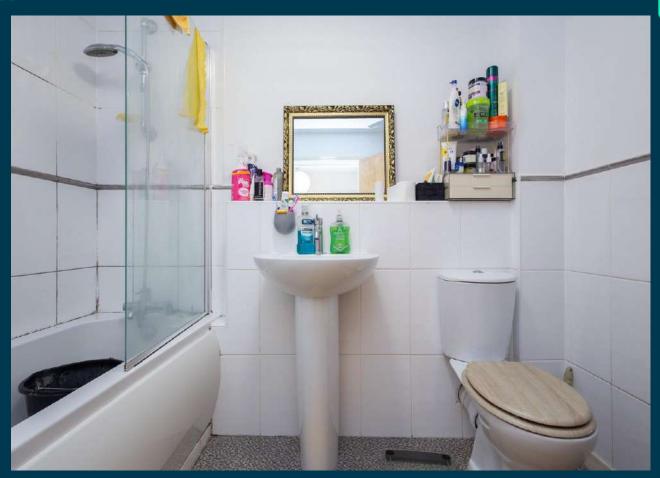






## Bathroom





## **Exterior**









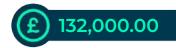
## **Initial Outlay**





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**



25% Deposit **£33,000.00** 

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

## **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.

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

Adjusted To

Net Return

0.01%

£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 £139,000.

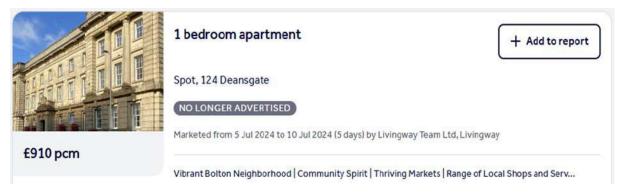




## Rent Comparables Report



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**.





## **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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Blackburn Road, Bolton, BL17LS



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.