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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Atherton Road, Wigan, WN2

215613159

www.letproperty.co.uk

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#### **Property** Description

Our latest listing is in Atherton Road, Wigan, WN2

Get instant cash flow of £700 per calendar month with a 6.6% Gross Yield for investors.

This property has a potential to rent for **£725** which would provide the investor a Gross Yield of **6.9%** 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...

#### **LETPR®PERTY**





## Atherton Road, Wigan, WN2

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2 bedroom 1 bathroom Spacious Room Large Kitchen

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**Property Key Features** 

Factor Fees: TBC Ground Rent: Leasehold Lease Length: Leasehold Current Rent: £700 Market Rent: £725

## Lounge





## Kitchen





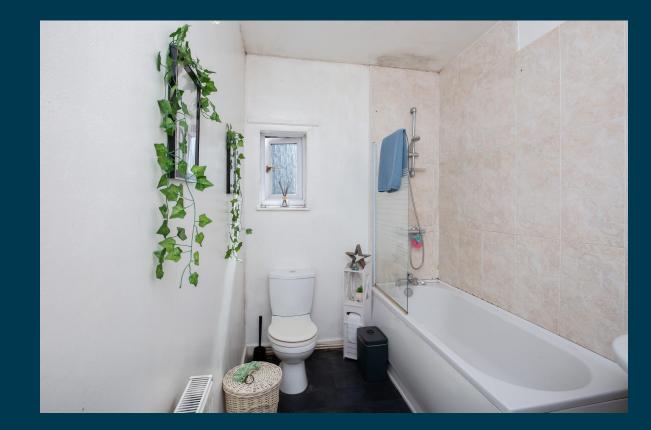
#### **Bedrooms**





## Bathroom





## Exterior





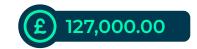
## **Initial** Outlay





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit	£31,750.00
SDLT Charge	£6,390
Legal Fees	£1,000.00
Total Investment	£39,140.00

#### **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 £700 per calendar month but the potential market rent is



Returns Based on Rental Income	£700	£725
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Leasehold	
Letting Fees	£70.00	£72.50
Total Monthly Costs	£481.88	£484.38
Monthly Net Income	£218.13	<b>£240.63</b>
Annual Net Income	£2,617.50	£2,887.50
Net Return	<mark>6.69%</mark>	<mark>7.38%</mark>



#### Return Stress Test Analysis Report





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

Annual Net Income **£1,437.50** Adjusted To

Net Return **3.67**%

#### If Interest Rates increased by 2% (from 5% to 7%)

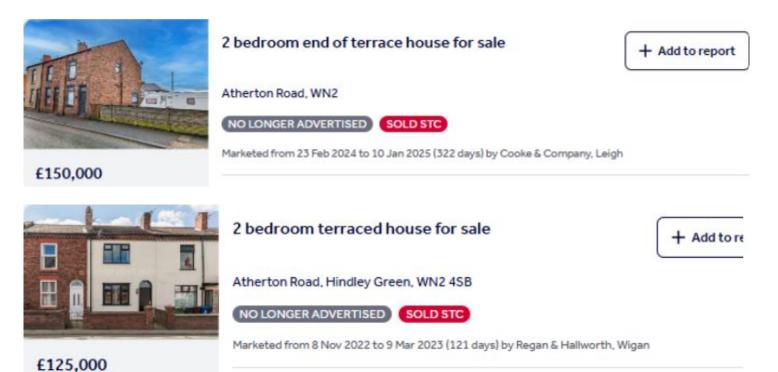
Annual Net Income **£982.50** Adjusted To

Net Return **2.51%** 

#### 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 £150,000.



#### **Rent Comparables Report**

This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at Let Property Management.



£850 pcm





Marketed from 28 Apr 2025 by HG Premier Lettings, Wigan

LET AGREED



#### 2 bedroom terraced house

Hindley Green, WN2

#### CURRENTLY ADVERTISED

Marketed from 1 May 2025 by Kay Collins Sales, Lettings & Property Management LTD, Wigan



+ Add to report





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

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.



Current term of tenancy: 3 years+

Payment history: On time for length of tenancy







#### Atherton Road, Wigan, WN2

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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.

