

LET PROPERTY PACK

INVESTMENT INFORMATION

Starkie Road, Bolton, BL2

219417908

 www.letproperty.co.uk





Property Description

Our latest listing is in Starkie Road, Bolton, BL2

Get instant cash flow of **£550** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£774** which would provide the investor a Gross Yield of **7.4%** 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...



Starkie Road, Bolton, BL2

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Fully-equipped Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 884 years

Current Rent: £550

Market Rent: £774

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit **£31,500.00**

SDLT Charge **£6,320**

Legal Fees **£1,000.00**

Total Investment £38,820.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 774

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£550	£774
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£55.00	£77.40
Total Monthly Costs	£463.75	£486.15
Monthly Net Income	£86.25	£287.85
Annual Net Income	£1,035.00	£3,454.20
Net Return	2.67%	8.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,906.20**
Adjusted To

Net Return **4.91%**

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

Annual Net Income **£1,564.20**
Adjusted To

Net Return **4.03%**

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.



£170,000

2 bedroom terraced house for sale

Cromer Avenue, Bolton, BL2

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Apr 2025 by The Purple Property Shop, Bolton

+ Add to report



£150,000

2 bedroom terraced house for sale

Ainsworth Lane, Tonge Moor

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 17 Oct 2024 to 28 Feb 2025 (133 days) by Karen Ritchie, Bolton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom terraced house

Moorfield Grove, Bolton, BL2

NO LONGER ADVERTISED

Marketed from 8 Oct 2024 to 30 Oct 2024 (21 days) by OpenRent, London

+ Add to report



£875 pcm

2 bedroom terraced house

Huntroyde Avenue, Bolton

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 May 2025 to 11 Jun 2025 (34 days) by Grovewell, Manchester

+ Add to report

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: **3+ 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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