

LET PROPERTY PACK

INVESTMENT INFORMATION

Dale Street, Bury, BL8

219865044

 www.letproperty.co.uk





Property Description

Our latest listing is in Dale Street, Bury, BL8

Get instant cash flow of **£695** per calendar month with a **7.7%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

1 Bedroom

1 Bathroom

Open-Plan Lounge

Modern Kitchen Fittings

Factor Fees: £108.00 PM

Ground Rent: TBC

Lease Length: 108 years

Current Rent: £695

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



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



The monthly rent of this property is currently set at £695 per calendar month.

Returns Based on Rental Income	£695
Mortgage Payments on £81,750.00 @ 5%	£340.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£108.00
Ground Rent	TBC
Letting Fees	£69.50
Total Monthly Costs	£533.13
Monthly Net Income	£161.88
Annual Net Income	£1,942.50
Net Return	5.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£552.50**
Adjusted To

Net Return **1.64%**

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

Annual Net Income **£307.50**
Adjusted To

Net Return **0.91%**

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 £100,000.



£100,000

1 bedroom flat for sale

Dale Street, Bury

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Apr 2025 to 26 Jun 2025 (82 days) by Keenans Estate Agents, Bury

+ Add to report



£99,995

1 bedroom apartment for sale

John Peel Court, Dale Street, Bury

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jul 2024 to 24 Jul 2024 by Kristian Allan, Bury

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

1 bedroom property

+ Add to report

Tottington Road, Bury

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Mar 2025 to 9 May 2025 (42 days) by Kristian Allan, Bury



£700 pcm

1 bedroom flat

+ Add to report

Dale Street, Bury, BL8

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Sep 2024 to 29 Oct 2024 (35 days) by Belvoir, Bury

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
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.



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