

LET PROPERTY PACK

INVESTMENT INFORMATION

Marlborough Drive,
Walton-le-Dale, Preston,
PR5 4QX

220830699

 www.letproperty.co.uk





Property Description

Our latest listing is in Marlborough Drive, Walton-le-Dale, Preston, PR5 4QX

Get instant cash flow of **£575** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.04%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £575

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£1,150



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



Returns Based on Rental Income	£575	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£57.50	£115.00
Total Monthly Costs	£613.13	£670.63
Monthly Net Income	-£38.13	£479.38
Annual Net Income	-£457.50	£5,752.50
Net Return	-0.85%	10.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,452.50**
Adjusted To

Net Return **6.41%**

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

Annual Net Income **£3,157.50**
Adjusted To

Net Return **5.86%**

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 £179,950.



£179,950

2 bedroom semi-detached house for sale

[+ Add to report](#)

Holland House Road, Walton Le Dale, PR5

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Oct 2024 to 1 Feb 2025 (99 days) by Dewhurst Homes, Penwortham

Here's a property you won't want to miss! This stylish semi-detached home is ready for you to mov...



£175,000

2 bedroom semi-detached house for sale

[+ Add to report](#)

Alexandra Road, Walton-Le-Dale, Preston

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 May 2025 by Ben Rose, Bamber Bridge

Two Bedroom | Close To City | Semi-Detached | First Time Buyers | Quiet Area | Must Be Viewed | E...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom semi-detached house

Moss Nook, Burscough, L40

NO LONGER ADVERTISED **LET AGREED**

Marketed from 16 Dec 2024 to 5 Mar 2025 (78 days) by Churcher Estates, Ormskirk

Two Bedroom Semi Detached | Beautifully Presented | Driveway Parking | Popular Residential Locati...

[+ Add to report](#)



£1,175 pcm

2 bedroom semi-detached house

Canalside, Wigan, WN6

NO LONGER ADVERTISED **LET AGREED**

Marketed from 13 Nov 2024 to 4 Feb 2025 (83 days) by Simple Life, Simple Life

Private driveway | Security alarm system | Fitted wardrobes to master bedroom | Dishwasher | Frid...

[+ 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: **6 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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