

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Tottington Road, Bury, BL8

221285939

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Tottington Road, Bury, BL8

This property has a potential to rent for **£759** which would provide the investor a Gross Yield of **5.6%** if the rent was increased to market rate.

**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...**



318 Tottington Road, Bury,  
BL8 1TA

221285939



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Rooms**

**Good condition**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: Vacant**

**Market Rent: £759**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £163,000.00 and borrowing of £122,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 163,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £40,750.00 |
| SDLT Charge      | £8,910     |
| Legal Fees       | £1,000.00  |
| Total Investment | £50,660.00 |

# Projected Investment Return



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



|                                       |           |
|---------------------------------------|-----------|
| Returns Based on Rental Income        | £759      |
| Mortgage Payments on £122,250.00 @ 5% | £509.38   |
| Est. Building Cover (Insurance)       | £15.00    |
| Approx. Factor Fees                   | TBC       |
| Ground Rent                           | Freehold  |
| Letting Fees                          | £75.90    |
| Total Monthly Costs                   | £600.28   |
| Monthly Net Income                    | £158.73   |
| Annual Net Income                     | £1,904.70 |
| Net Return                            | 3.76%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£386.70**  
Adjusted To

Net Return                      **0.76%**

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

Annual Net Income      **-£540.30**  
Adjusted To

Net Return                      **-1.07%**

# 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 £199,995.



**£199,995**

## 2 bedroom terraced house for sale

Tottington Road, Bury

**CURRENTLY ADVERTISED**

**SOLD STC**

Marketed from 6 Jun 2025 by Kristian Allan, Bury



**£199,995**

## 2 bedroom mews house for sale

Olive Bank, Bury, BL8 1TQ

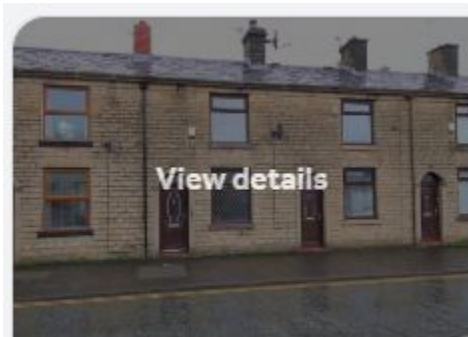
**CURRENTLY ADVERTISED**

Marketed from 23 May 2025 by Kristian Allan, Bury

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



**£875 pcm**

## 2 bedroom terraced house

Tottington Road, Bury, Lancashire, BL8

**CURRENTLY ADVERTISED**

Marketed from 4 Sep 2025 by The Online Letting Agents Ltd, Bury St Edmunds



**£850 pcm**

## 2 bedroom terraced house

Tottington Road, Bury

**CURRENTLY ADVERTISED**

**LET AGREED**

Marketed from 16 Aug 2025 by Cardwells Sales, Lettings, Management & Commercial, Bolton

+ Add to

# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

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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.



**LETPROPERTY**