

LET PROPERTY PACK

INVESTMENT INFORMATION

Tottington Road, Bury, BL8

221285939











Property Description

Our latest listing is in Tottington Road, Bury, BL8

Get instant cash flow of £875 per calendar month with a 6.2% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 7.1% if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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





Tottington Road, Bury, BL8



2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £875

Market Rent: £1,000

221285939

Lounge

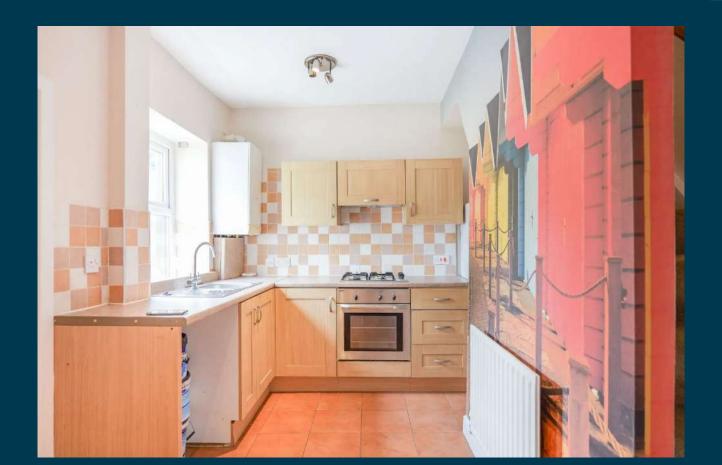






Kitchen





Bedrooms









Bathroom







Exterior









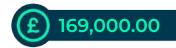
Initial Outlay





Figures based on assumed purchase price of 169,000.00 and borrowing of £126,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£42,250.00**

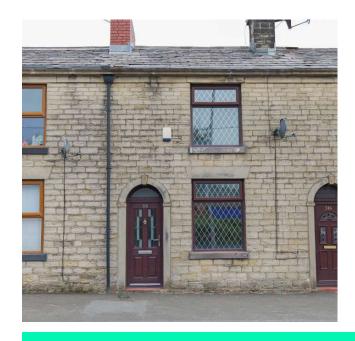
SDLT Charge £9,330

Legal Fees £1,000.00

Total Investment £52,580.00

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 £875 per calendar month but the potential market rent is



Returns Based on Rental Income	£875	£1,000
Mortgage Payments on £126,750.00 @ 5%	£528.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£87.50	£100.00
Total Monthly Costs	£630.63	£643.13
Monthly Net Income	£244.38	£356.88
Annual Net Income	£2,932.50	£4,282.50
Net Return	5.58%	8.14%

Return Stress Test Analysis Report





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

£2,282.50

Annual Net Income

Adjusted To

Net Return

4.34%

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

Annual Net Income

£1,747.50

Adjusted To

Net Return

3.32%

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 £200,000.



2 bedroom terraced house for sale

+ Add to report

Wash Terrace, Bury

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Oct 2024 to 21 Jan 2025 (104 days) by Pearson Ferrier, Bury

£200,000

2 bedroom terraced house for sale

+ Add to report

£200,000

Wash Terrace, Tottington, Bury, Greater Manchester, BL8

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Nov 2024 to 9 Apr 2025 (152 days) by Entwistle Green, Bury

CURCTANTIAL TERRACED PROPERTY COLICUT AFTER LOCATION OF TOTTINGTON

TRADITIONAL TERRACE TWO BEDROM & LOFT ROOM LIQUINGS & KITCHEN/DINER CELLAR NO.

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

2 bedroom terraced house

Byrom Street, Bury, Greater Manchester, BL8

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jan 2025 to 25 Feb 2025 (48 days) by Harrison Lettings and Management', Bury

Regultiful terrace home Newly refurbished throughout ligrest condition throughout I sought after



£900 pcm

2 bedroom terraced house

Tottington Road, Bury, BL8

NO LONGER ADVERTISED

Marketed from 8 Jan 2025 to 28 Jan 2025 (20 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2345400

+ Add to report

+ Add to report

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: Yes



Current term of tenancy: **Moved in** within the last 2 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.





Interested in this property investment?

Call us on **0141 478 0985**



Tottington Road, Bury, BL8



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.