

LET PROPERTY PACK

INVESTMENT INFORMATION

Tottington Road, Bury, BL8

221285939

 www.letproperty.co.uk





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

221285939



Property Key Features

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

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

£ 169,000.00

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

£ 1,000

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

Annual Net Income **£2,282.50**
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.



£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

TRADITIONAL TERRACE | TWO BEDROOM & LOFT ROOM | LIVING & KITCHEN/DINER | CEILING | NO



£200,000

2 bedroom terraced house for sale

+ Add to report

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

SUBSTANTIAL TERRACED PROPERTY | SOUGHT AFTER LOCATION OF TOTTINGTON |

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

+ Add to report

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 Management¹, Bury

Beautiful terrace home | Newly refurbished throughout | Great condition throughout | Caught after



£900 pcm

2 bedroom terraced house

+ Add to report

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

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in 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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