

LET PROPERTY PACK

INVESTMENT INFORMATION

Bell Lane, Wigan, Great
Manchester, WN5

220678010

 www.letproperty.co.uk





Property Description

Our latest listing is in Bell Lane, Wigan, Great Manchester, WN5

Get instant cash flow of **£600** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£705** which would provide the investor a Gross Yield of **7.0%** 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...



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Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 901 years

Current Rent: £600

Market Rent: £705

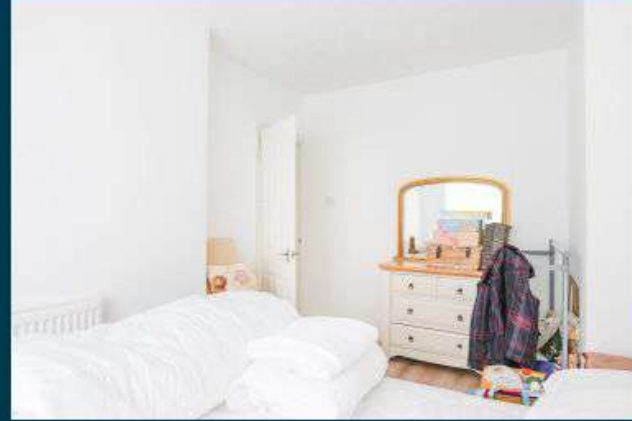
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of 121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00

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 £600 per calendar month but the potential market rent is

£ 705

Returns Based on Rental Income	£600	£705
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£60.00	£70.50
Total Monthly Costs	£453.13	£463.63
Monthly Net Income	£146.88	£241.38
Annual Net Income	£1,762.50	£2,896.50
Net Return	4.73%	7.77%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,486.50**
Adjusted To

Net Return **3.99%**

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

Annual Net Income **£1,081.50**
Adjusted To

Net Return **2.90%**

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 terraced house for sale

Silverdale Road, Orrell, Wigan, WN5 0DW

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Mar 2025 by Morgan H Lewis, Wigan

+ Add to report



£150,000

2 bedroom terraced house for sale

Silverdale Road, Orrell, Wigan, WN5 0DW

CURRENTLY ADVERTISED

Marketed from 24 Sep 2025 by Sapphire Homes, Wigan

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.

 £1,100 pcm	2 bedroom terraced house Lonsdale Walk, Orrell, Wigan, WN5 NO LONGER ADVERTISED Marketed from 25 Apr 2025 to 23 May 2025 (27 days) by OpenRent, London + Add to report
 £825 pcm	2 bedroom terraced house City Road, Wigan, WN5 NO LONGER ADVERTISED LET AGREED Marketed from 15 Oct 2024 to 20 Nov 2024 (35 days) by Breakey & Co, Wigan + 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**



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 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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