

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Weavermill Park,  
Ashton-in-Makerfield,  
Wigan, WN4

219549356

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





## Property Description

Our latest listing is in Weavermill Park, Ashton-in-Makerfield, Wigan, WN4

Get instant cash flow of **£550** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£787** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

**With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Weavermill Park,  
Ashton-in-Makerfield,  
Wigan, WN4

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Well-Equipped Kitchen**

**Factor Fees: £191.58 PM**

**Ground Rent: £6.20 PM**

**Lease Length: 231 years**

**Current Rent: £550**

**Market Rent: £787**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £94,000.00 and borrowing of £70,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 94,000.00

25% Deposit	£23,500.00
SDLT Charge	£4,700
Legal Fees	£1,000.00
Total Investment	£29,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 787



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



Returns Based on Rental Income	£550	£787
Mortgage Payments on £70,500.00 @ 5%	£293.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£191.58	
Ground Rent	£6.20	
Letting Fees	£55.00	£78.70
Total Monthly Costs	£561.53	£585.23
Monthly Net Income	-£11.53	£201.77
Annual Net Income	-£138.36	£2,421.24
Net Return	-0.47%	8.29%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£847.24**  
Adjusted To

Net Return                      **2.90%**

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

Annual Net Income      **£1,085.64**  
Adjusted To

Net Return                      **3.72%**



# 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 £139,995.



£139,995

## 2 bedroom flat for sale

+ Add to report

Mill Bridge Gardens, Newton-Le-Willows, WA12

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Apr 2025 to 15 Aug 2025 (120 days) by Jump-Pad, Newton Le Willows

1st floor 2-bedroom apartment perfect for 1st Time Buyers, and Buy-to-Let investors | Two double...



£135,000

## 2 bedroom flat for sale

+ Add to report

Mccorquodale Gardens, Newton-Le-Willows, WA12

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Sep 2024 to 27 Apr 2025 (219 days) by Jump-Pad, Newton Le Willows

A modern 2 bedroom apartment | Situated in a sought-after Street near Newton Train Station

# 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**.



£825 pcm

## 2 bedroom apartment

+ Add to report

Vista Road, Newton-Le-Willows

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jan 2025 to 27 Feb 2025 (51 days) by THINK Estate Agents, Newton-le-Willows

Two bedroom top floor apartment | Gated car park to the rear | Large open plan kitchen, diner, lo...



£800 pcm

## 2 bedroom apartment

+ Add to report

Millside, Heritage Way, Wigan

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Aug 2024 to 11 Nov 2024 (87 days) by Lobster Property Management Ltd, Abram

Apartment | 2 Beds | 1 Reception | 1 Bathroom | Energy Rating : B | Unfurnished | Shower | Parkin...

# 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: **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.





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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**