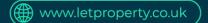


LET PROPERTY PACK

INVESTMENT INFORMATION

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

219549356











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, <u>Wiga</u>n, WN4

219549356



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







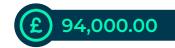
Initial Outlay





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



25% Deposit **£23,500.00**

SDLT Charge £4,700

Legal Fees £1,000.00

Total Investment £29,200.00

Projected Investment Return

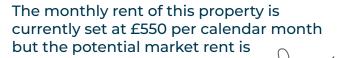




Our industry leading letting agency **Let Property Management** can

provide advice on achieving full

market rent.





Returns Based on Rental Income	£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

£135,000

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...



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

£825 pcm

£800 pcm



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**.



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...



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.





Interested in this property investment?

Call us on **0141 478 0985**



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

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.

