

LET PROPERTY PACK

INVESTMENT INFORMATION

Church Street, Leigh, WN7

222327173

 www.letproperty.co.uk





Property Description

Our latest listing is in Church Street, Leigh, WN7

Get instant cash flow of **£3,508** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£3,807** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Church Street, Leigh,
WN7

222327173



Property Key Features

6 Bedrooms

6 Bathrooms

Ensuite Bathrooms

Spacious Bedrooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 802 years

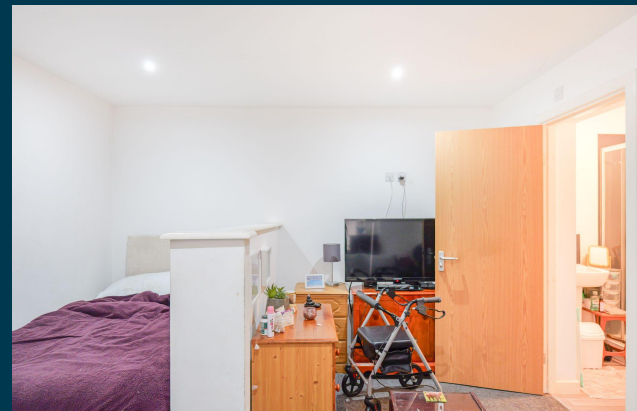
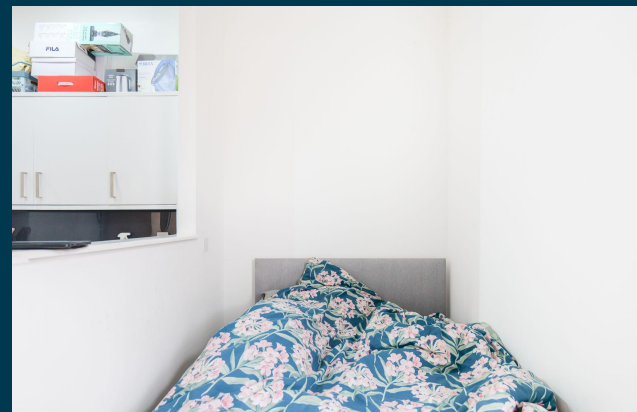
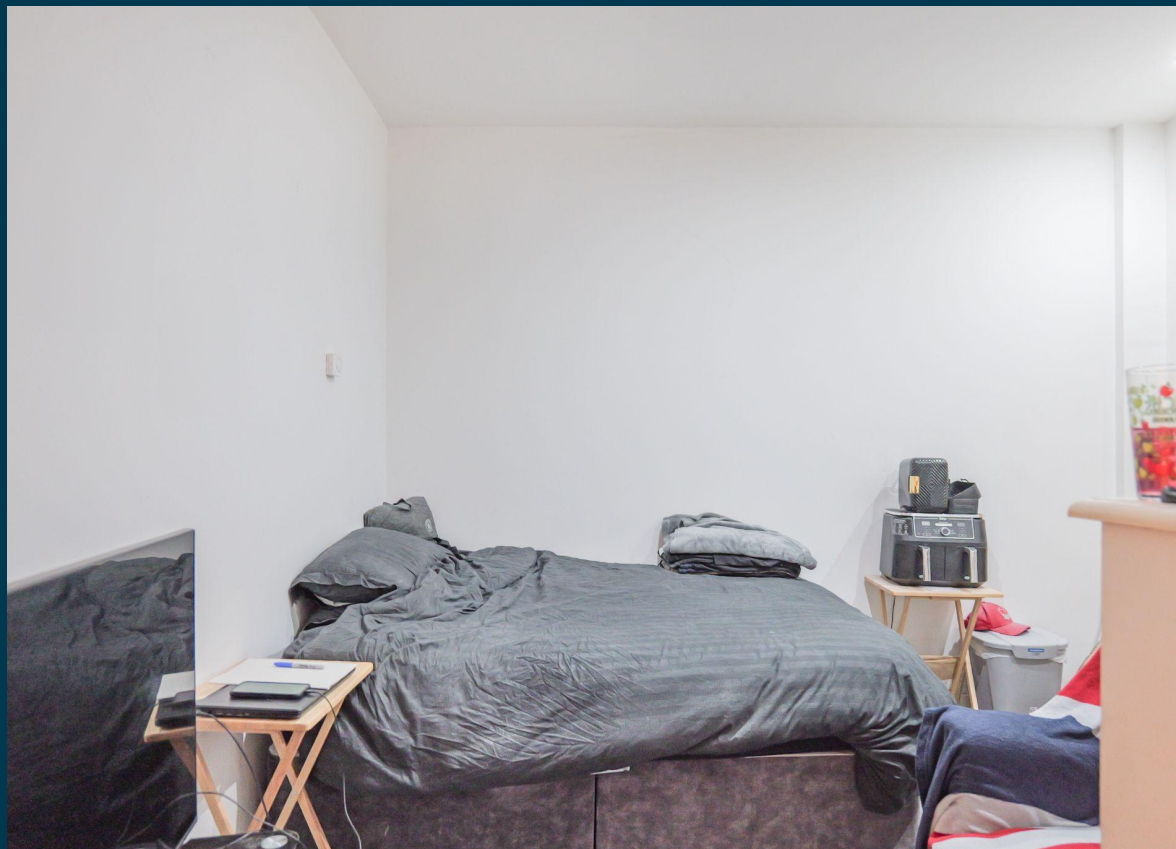
Current Rent: £3,508

Market Rent: £3,807

Kitchen



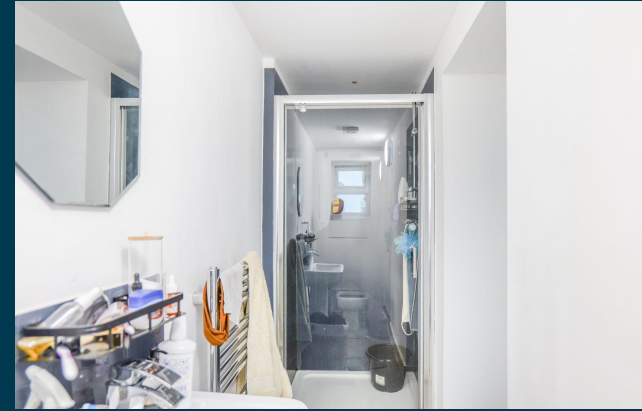
Bedrooms



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 460,000.00

25% Deposit	£115,000.00
SDLT Charge	£36,000
Legal Fees	£1,000.00
Total Investment	£152,000.00

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 £3,508 per calendar month but the potential market rent is

£ 3,807

Returns Based on Rental Income	£3,508	£3,807
Mortgage Payments on £345,000.00 @ 5%	£1,437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£350.80	£380.70
Total Monthly Costs	£1,803.30	£1,833.20
Monthly Net Income	£1,704.70	£1,973.80
Annual Net Income	£20,456.40	£23,685.60
Net Return	13.46%	15.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£16,071.60**
Adjusted To

Net Return **10.57%**

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

Annual Net Income **£16,785.60**
Adjusted To

Net Return **11.04%**

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 £610,000



£610,000

5 bedroom end of terrace house for sale



Rungers End Cottage

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2024 to 17 Dec 2024 (194 days) by Harrisons Estate Agents, Bolton



£425,000

5 bedroom town house for sale



Burgess Way, Worsley, Manchester, Greater Manchester, M28 3UY

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jun 2023 to 4 Jan 2025 (570 days) by Miller Metcalfe, Worsley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,800 based on the analysis carried out by our letting team at **Let Property Management**.



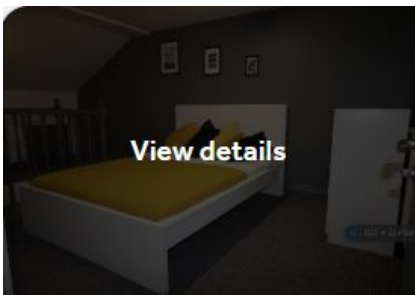
£3,800 pcm

5 bedroom terraced house

Strawberry Hill, Salford, M6

NO LONGER ADVERTISED

Marketed from 18 Oct 2024 to 4 Nov 2024 (17 days) by OpenRent, London



£3,775 pcm

5 bedroom terraced house

Alpha Street, Salford, M6

NO LONGER ADVERTISED

Marketed from 21 Feb 2025 to 12 Mar 2025 (19 days) by OpenRent, London





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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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