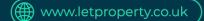


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Main Street, Chorley, PR7

210962604











## **Property Description**

Our latest listing is in Main Street, Chorley, PR7

Get instant cash flow of £700 per calendar month with a 5.0% Gross Yield for investors.

This property has a potential to rent for £705 which would provide the investor a Gross Yield of 5.1% if the rent was increased to market rate.

With a tenant 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...







Main Street, Chorley, PR7



# **Property Key Features**

2 bedrooms

1 Bathroom

**Spacious Lounge** 

**Modern Kitchen** 

Factor Fees: £160 per month

Ground Rent: £100 per year

Lease Length: freehold

**Current Rent: £700** 

Market Rent: £705

# Lounge









# Kitchen









# **Bedrooms**







# **Bathroom**





# **Exterior**









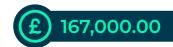
## **Initial** Outlay





Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£41,750.00** 

SDLT Charge £5,010

Legal Fees £1,000.00

Total Investment £47,760.00

### **Projected Investment Return**





Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is



Returns Based on Rental Income	£700	£705
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£160.00	
Ground Rent	£8.33	
Letting Fees	£70.00	£70.50
Total Monthly Costs	£775.21	£775.71
Monthly Net Income	-£75.21	-£70.71
Annual Net Income	-£902.46	-£848.46
Net Return	-1.89%	-1.78%

## Return Stress Test Analysis Report





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

Annual Net Income

-£2,258.46

Adjusted To

Net Return

**-4.73**%

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

Annual Net Income

-£3,253.50

Adjusted To

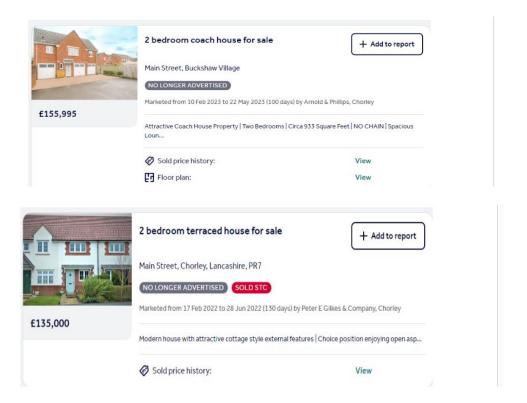
Net Return

-6.81%

## 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 £155,995.



## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

£850 pcm

#### 2 bedroom mews house

+ Add to report

Main Street - Buckshaw Village \*\*\*PETS WELCOME\*\*\*

#### NO LONGER ADVERTISED

Marketed from 27 Dec 2006 to 19 Jun 2023 (6017 days) by Baron Properties, Farnworth



#### 2 bedroom apartment

+ Add to report

Main Street, Buckshaw Village

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jun 2024 to 5 Jul 2024 (18 days) by RedRose, Chorley

#### **Current Tenant Profile**



As this property is currently tenanted, 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: 4 years+



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy

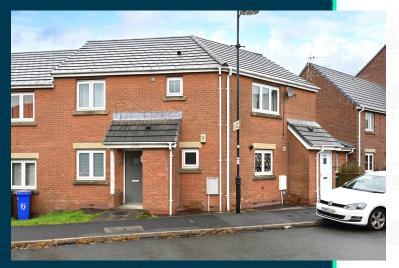


Fully compliant tenancy: Yes

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** 



Main Street, Chorley, PR7



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.