

LET PROPERTY PACK

INVESTMENT INFORMATION

Neville Street,
Newton-le-Willows, WA12

221768007

 www.letproperty.co.uk





Property Description

Our latest listing is in Neville Street, Newton-le-Willows, WA12

Get instant cash flow of **£500** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£698** which would provide the investor a Gross Yield of **6.9%** 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...



Neville Street,
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Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: £0.80 PM

Lease Length: 874 years

Current Rent: £500

Market Rent: £698

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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 £500 per calendar month but the potential market rent is

£ 698

Returns Based on Rental Income	£500	£698
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.80	
Letting Fees	£50.00	£69.80
Total Monthly Costs	£443.93	£463.73
Monthly Net Income	£56.08	£234.28
Annual Net Income	£672.90	£2,811.30
Net Return	1.80%	7.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,415.30**
Adjusted To

Net Return **3.79%**

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

Annual Net Income **£1,005.90**
Adjusted To

Net Return **2.70%**

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 £120,000.



£120,000

2 bedroom terraced house for sale

+ Add to report

Neville Street, Newton-Le-Willows

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 May 2025 by Fraser Reeves Estate Agents, Newton-le-Willows

NO ONWARD CHAIN | TWO BEDROOMS | FORE-GARDEN | TWO RECEPTION ROOMS | SPACIOUS



£110,000

2 bedroom terraced house for sale

+ Add to report

Neville Street, Newton-Le-Willows

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Sep 2024 to 20 Dec 2024 (101 days) by Fraser Reeves Estate Agents, Newton-le-Willows

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom terraced house

Neville Street, Newton-le-Willows

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jul 2025 to 29 Jul 2025 (11 days) by Hannon Holmes Limited, Bolton

+ Add to report

AVAILABLE 30/08/25 | NO APPLICATION FEES | WELL MAINTAINED | NEUTRAL DECOR | TWO RECEPTION ROOMS...



£775 pcm

2 bedroom terraced house

Neville Street, Newton Le Willows, Merseyside, WA12 9DB

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Sep 2024 to 8 Nov 2024 (51 days) by THINK Estate Agents, Newton-le-Willows

+ Add to report

Two Bedrooms | One Reception Room | Close To Town Centre | Gas Central Heating | Walking Distance...

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 the 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.



Neville Street, Newton-le-Willows, WA12

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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