

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Main Street, Chorley, PR7

222295608

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





## Property Description

Our latest listing is in Main Street, Chorley, PR7

Get instant cash flow of **£750** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.2%** 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...**



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Fitted Kitchen**

**Factor Fees: £125.00 PM**

**Ground Rent: £12.50 PM**

**Lease Length: 133 years**

**Current Rent: £750**

**Market Rent: £850**

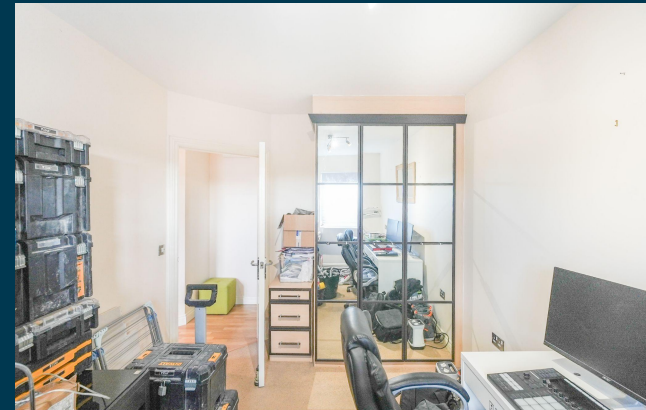
# Lounge



# Kitchen



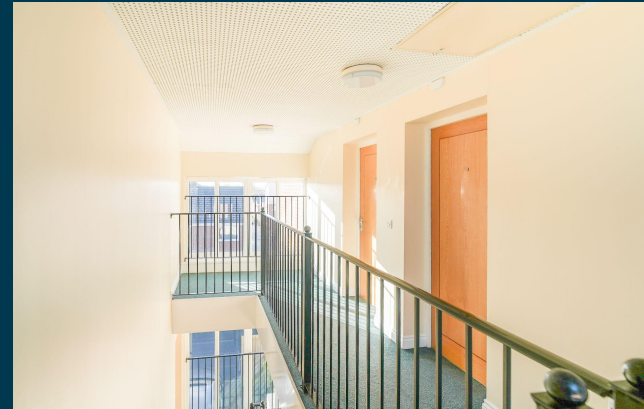
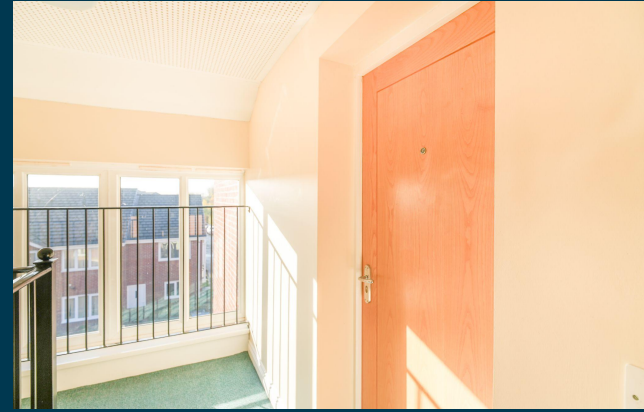
# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £124,000.00 and borrowing of £93,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 124,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £31,000.00 |
| SDLT Charge      | £6,200     |
| Legal Fees       | £1,000.00  |
| Total Investment | £38,200.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 850



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



| Returns Based on Rental Income       | £750             | £850             |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £93,000.00 @ 5% | <b>£387.50</b>   |                  |
| Est. Building Cover (Insurance)      | <b>£15.00</b>    |                  |
| Approx. Factor Fees                  | <b>£125.00</b>   |                  |
| Ground Rent                          | <b>£12.50</b>    |                  |
| Letting Fees                         | <b>£75.00</b>    | <b>£85.00</b>    |
| <b>Total Monthly Costs</b>           | <b>£615.00</b>   | <b>£625.00</b>   |
| <b>Monthly Net Income</b>            | <b>£135.00</b>   | <b>£225.00</b>   |
| <b>Annual Net Income</b>             | <b>£1,620.00</b> | <b>£2,700.00</b> |
| <b>Net Return</b>                    | <b>4.24%</b>     | <b>7.07%</b>     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,000.00**  
Adjusted To

Net Return                      **2.62%**

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

Annual Net Income      **£990.00**  
Adjusted To

Net Return                      **2.59%**



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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**

# 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 £129,000.



£129,000

## 2 bedroom apartment for sale

+ Add to report

Main Street, Buckshaw Village, Chorley

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Mar 2024 to 27 Nov 2024 (252 days) by RedRose, Chorley



£110,000

## 2 bedroom apartment for sale

+ Add to report

Main Street, Buckshaw Village, Chorley

CURRENTLY ADVERTISED


SOLD STC

Marketed from 25 Mar 2025 by RedRose, Chorley

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom apartment** + Add to report

Weavers Court, Buckshaw Village, Chorley, Lancashire, PR7

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 25 Mar 2026 to 9 Apr 2026 (15 days) by Reeds Rains, Chorley

£900 pcm

FPC grade C | Council Tax band B | Fully furnished | Allocated parking | Ground floor | Two double bedrooms



**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

£850 pcm

# 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: **2 years+**

 Payment history: **On time for 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.