

LET PROPERTY PACK

INVESTMENT INFORMATION

Allsopp Street, Bolton, BL3

224926827

 www.letproperty.co.uk





Property Description

Our latest listing is in Allsopp Street, Bolton, BL3

Get instant cash flow of **£800** per calendar month with a **10.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **13.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Allsopp Street, Bolton,
BL3

224926827



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

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 £800 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£800	£1,000
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£376.25	£396.25
Monthly Net Income	£423.75	£603.75
Annual Net Income	£5,085.00	£7,245.00
Net Return	18.16%	25.88%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,245.00**
Adjusted To

Net Return **18.73%**

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

Annual Net Income **£5,895.00**
Adjusted To

Net Return **21.05%**

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 £285,000.



£285,000

3 bedroom town house for sale

Blackhorse Street, Bolton

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Sep 2025 to 21 Nov 2025 (79 days) by Reside, Bolton

+ Add to report



£275,000

3 bedroom town house for sale

Paderborn Way, Bolton

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Aug 2025 to 18 Dec 2025 (139 days) by Reside, Bolton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom apartment

+ Add to report

Marsden Road, Bolton, Greater Manchester, BL1

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Apr 2023 to 12 Jan 2026 (1005 days) by Josephs Estates, Bolton



£995 pcm

3 bedroom penthouse

+ Add to report

White Lion Court, Bolton, BL1

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jul 2017 to 30 Sep 2025 (3006 days) by Sterling Properties, Bury

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 the last 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.



 www.letproperty.co.uk

Allsopp Street, Bolton, BL3

224926827

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