LET PROPERTY PACK

INVESTMENT INFORMATION

Sydney Street, Wigan,
WN2 5BS

229773084

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Sydney Street, Wigan, WN2 5BS

Get instant cash flow of **£630** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Sydney Street, Wigan,
WN2 5BS

229773084

Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £630

Market Rent: £850

Lounge





Kitchen







Bedrooms



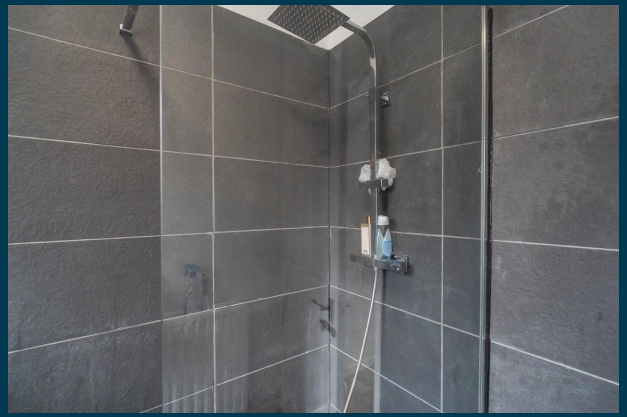




Bathroom







Exterior







Initial Outlay



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 £630.00 per calendar month but the potential market rent is £850

Returns Based on Rental Income	**£630.00**	**£850.00**
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	**£63.00**	**£85.00**
Total Monthly Costs	**£359.25**	**£381.25**
Monthly Net Income	**£270.75**	**£468.75**
Annual Net Income	**£3,249.00**	**£5,625.00**
Net Return	**11.60%**	**20.09%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£3,925.00**
Net Return	**14.02%**

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

Annual Net Income Adjusted To	**£4,275.00**
Net Return	

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 £110,000.



3 bedroom terraced house for sale

+ Add to report

Stephen Street, Platt Bridge, Wigan, Greater Manchester. WN2 3UL

NO LONGER ADVERTISED | SOLD STC

Marketed from 18 Apr 2024 to 22 Aug 2024 (125 days) by ABODE, Orrell

£110,000



3 bedroom terraced house for sale

+ Add to report

Walthew Lane, Platt Bridge, Wigan

CURRENTLY ADVERTISED

Marketed from 18 May 2026 by Cooke & Company, Leigh

£109,950

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

3 bedroom town house

+ Add to report

Alfred Street, Platt Bridge

NO LONGER ADVERTISED | LET AGREED

Marketed from 2 Jul 2026 to 10 Sep 2026 (69 days) by Borron Shaw, Wigan



£975 pcm

3 bedroom terraced house

+ Add to report

Neville Street, Platt Bridge

NO LONGER ADVERTISED | LET AGREED

Marketed from 21 May 2026 to 3 Jul 2026 (42 days) by Borron Shaw, Wigan

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

Sydney Street, Wigan, WN2 5BS

229773084

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