

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Church Street, Leigh,
Greater Manchester, WN7

222327173





PROPERTY DESCRIPTION

Our latest listing is in Church Street, Leigh, Greater Manchester, WN7

Rent currently agreed with tenant of **£3,630** per calendar month which calculates to a **14.5%** Gross Yield for investors.

This property has a potential to rent for **£4,518** which would provide the investor a Gross Yield of **18.1%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Church Street, Leigh,
Greater Manchester,
WN7

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Property Key Features

6 Bedrooms

6 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

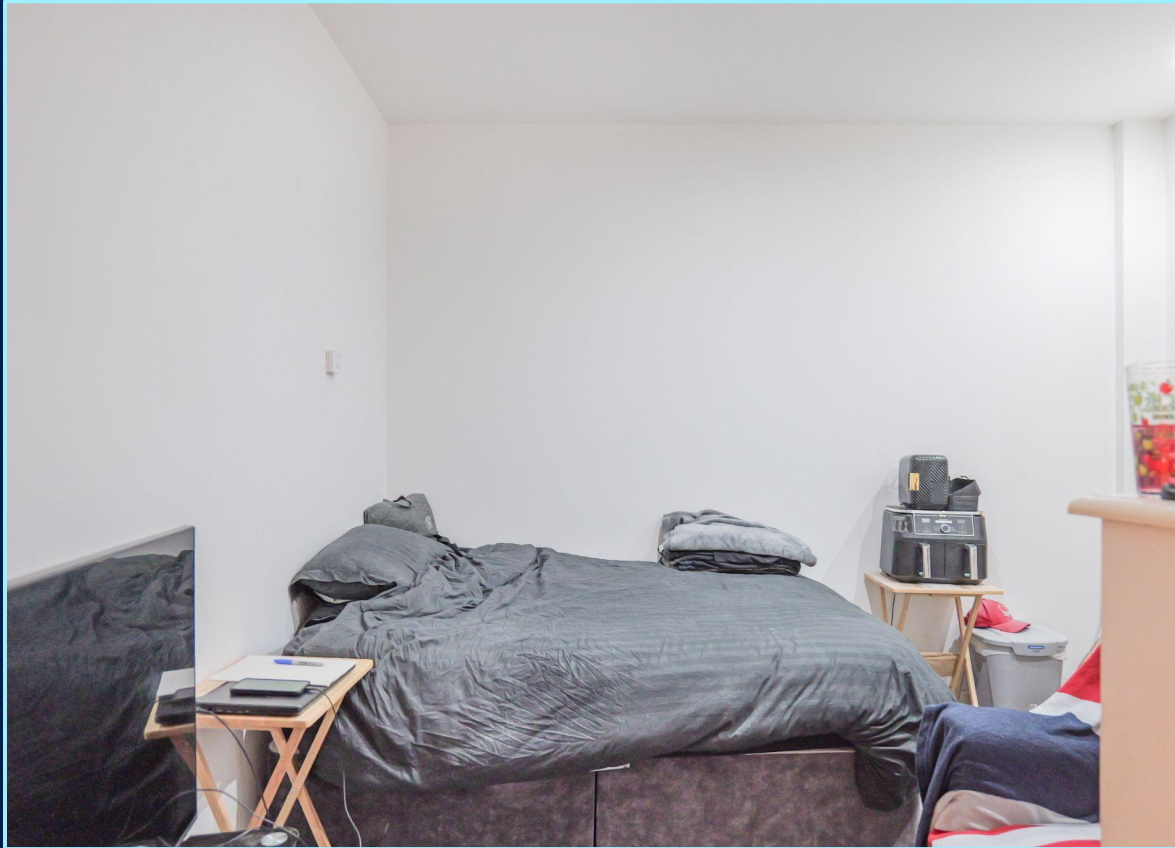
Current Rent: £3,630

Market Rent: £4,518

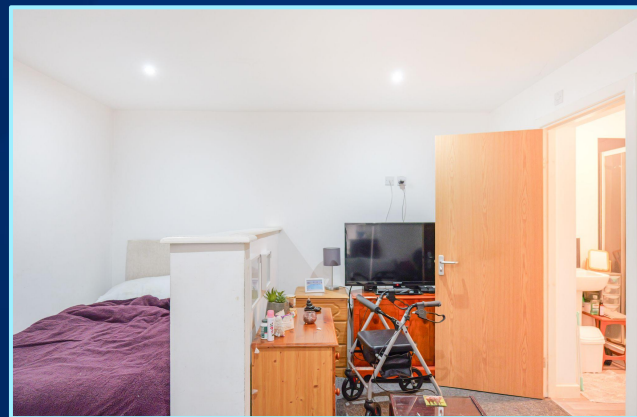
Kitchen



Bedrooms



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£300,000

10% Deposit (£5,000 Minimum) **£30,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£36,000**

Purchase Balance **£270,000**

SDLT Charge **£20,000**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£291,000**

Your total all in costs would be ~£291,000 after taxes and fees based on a purchase price of £300,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £330,000.



£330,000

6 bedroom property for sale

+ Add to report

16-20a Leigh Road, Leigh

NO LONGER ADVERTISED

Marketed from 3 Sep 2026 to 4 Sep 2026 by Fazakerley Sharpe, Wigan



£320,000

6 bedroom house share for sale

+ Add to report

Church Street, Leigh, WN7 1AZ

CURRENTLY ADVERTISED

Marketed from 12 Sep 2026 by Sapphire Homes, Wigan

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,000 based on the analysis carried out by our lettings team.



£5,000 pcm

6 bedroom detached house

Merlwood, 97 Junction Road, Bolton, BL3 4NF

CURRENTLY ADVERTISED

Marketed from 11 May 2026 by Prime Lettings & Management, Bolton

+ Add to report



£4,999 pcm

8 bedroom semi-detached house

Bolton Road Farnworth Bolton, Bolton, BL4

NO LONGER ADVERTISED

Marketed from 22 Apr 2026 to 27 Jul 2026 (95 days) by OpenRent, London

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Church Street, Leigh, Greater Manchester,
WN7

PROPERTY ID: 222327173

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.