

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shared Street, Wigan,  
Greater Manchester, WN1

226912010

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





## Property Description

Our latest listing is in Shared Street, Wigan, Greater Manchester, WN1

Get instant cash flow of **£740.00** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£800.00** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



Shared Street, Wigan,  
Greater Manchester, WN1

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: £1.00 PM**

**Lease Length: 875 Years**

**Current Rent: £740.00 PM**

**Market Rent: £800.00 PM**

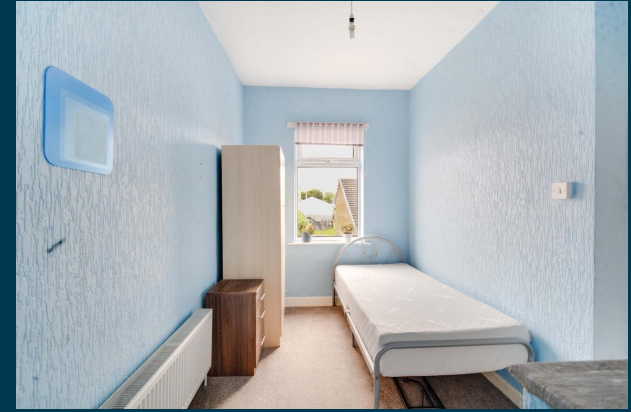
# Lounge



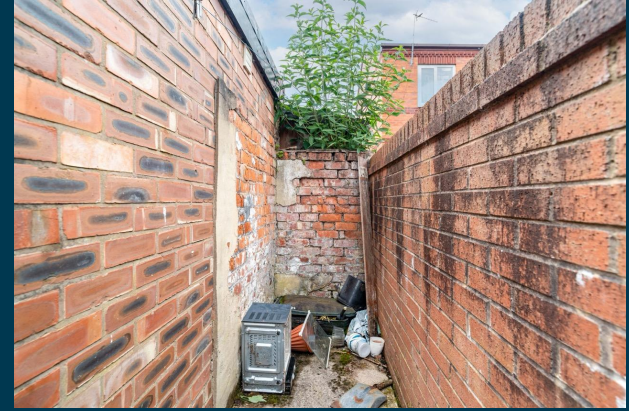
# Kitchen



# Bedrooms



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 125,000

SDLT Charge **£6,250**

Legal Fees **£1,000**

Total Investment **£132,250**

# Projected Investment Return



The monthly rent of this property is currently set at £740 per calendar month but the potential market rent is

£ 800



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



Returns Based on Rental Income	£740.00	£800.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.00	
Letting Fees	£74.00	£80.00
<b>Total Monthly Costs</b>	<b>£90.00</b>	<b>£96.00</b>
<b>Monthly Net Income</b>	<b>£650.00</b>	<b>£704.00</b>
<b>Annual Net Income</b>	<b>£7,800.00</b>	<b>£8,448.00</b>
<b>Net Return</b>	<b>5.90%</b>	<b>6.39%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,848**  
Adjusted To

Net Return                      **5.18%**



# 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 £140,000.



£140,000

## 3 bedroom terraced house for sale

Darlington Street East, Wigan, WN1

CURRENTLY ADVERTISED

SOLD STC

Marketed from 29 Jan 2026 by Northwood, Wigan

+ Add to report



£115,000

## 3 bedroom terraced house for sale

Warrington Road, Wigan, WN1

CURRENTLY ADVERTISED

Marketed from 24 Mar 2026 by Northwood, Wigan

+ Add to report

# 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**.



£900 pcm

3 bedroom house

+ Add to ref

Rupert Street, Wigan

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2025 to 14 Jul 2025 (20 days) by Fazakerley Sharpe, Wigan



£825 pcm

3 bedroom house

+ Add to re

Shared Street, Wigan

NO LONGER ADVERTISED






LET AGREED

Marketed from 29 Aug 2025 to 17 Nov 2025 (79 days) by Lobster Property Management Ltd, Abram

# 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: **9 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](http://www.letproperty.co.uk)

Shared Street, Wigan, Greater Manchester,  
WN1

PROPERTY ID: 12345678

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.



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