

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Valpy Avenue, Bolton, BL2

226559106

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





## Property Description

Our latest listing is in Valpy Avenue, Bolton, BL2

Get instant cash flow of **£700** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,156** which would provide the investor a Gross Yield of **9.6%** 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...**



Valpy Avenue, Bolton, BL2

226559106



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: 0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £700**

**Market Rent: £1,156**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 145,000

SDLT Charge **£7,650**

Legal Fees **£1,000**

Total Investment **£153,650**

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,156

Returns Based on Rental Income	£700	£1,156
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£70.00	£115.60
<b>Total Monthly Costs</b>	<b>£85.00</b>	<b>£130.60</b>
<b>Monthly Net Income</b>	<b>£615.00</b>	<b>£1,025.40</b>
<b>Annual Net Income</b>	<b>£7,380.00</b>	<b>£12,304.80</b>
<b>Net Return</b>	<b>4.80%</b>	<b>8.01%</b>

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



# Return **Stress Test** Analysis Report



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



Annual Net Income      **£9,993**  
Adjusted To

Net Return                      **6.50%**

# 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 £170,000.



£170,000

## 2 bedroom semi-detached house for sale

+ Add to report

Pimlott Road, Bolton, BL1

CURRENTLY ADVERTISED

Marketed from 1 Apr 2026 by The Purple Property Shop, Bolton



£160,000

## 2 bedroom semi-detached house for sale

+ Add to report

Pimlott Road, Bolton, BL1

CURRENTLY ADVERTISED

Marketed from 18 May 2026 by Miller Metcalfe, Bolton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom semi-detached house

+ Add to report

Herons Way, Bolton, BL2

CURRENTLY ADVERTISED

Marketed from 18 May 2026 by Miller Metcalfe, Bolton



£1,200 pcm

2 bedroom semi-detached house

+ Add to report

Higher Shady Lane, Bromley Cross, Bolton, Greater Manchester, BL7

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Apr 2026 to 27 Apr 2026 (12 days) by William Thomas Estate Agency, Bolton


# 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: **3 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.



Valpy Avenue, Bolton, BL2

PROPERTY ID: 12345678



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

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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