

LET PROPERTY PACK

INVESTMENT INFORMATION

Princess Street, Bolton, BL1

224676884

 www.letproperty.co.uk





Property Description

Our latest listing is in Princess Street, Bolton, BL1

Get instant cash flow of **£675** per calendar month with a **10.1%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** 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...



Princess Street, Bolton,
BL1

224676884



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £100 pm

Ground Rent: £10 pm

Lease Length: 140 years

Current Rent: £675

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

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 £675 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£675	£700
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£10.00	
Letting Fees	£67.50	£70.00
Total Monthly Costs	£442.50	£445.00
Monthly Net Income	£232.50	£255.00
Annual Net Income	£2,790.00	£3,060.00
Net Return	11.16%	12.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,660.00**
Adjusted To

Net Return **6.64%**

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

Annual Net Income **£1,980.00**
Adjusted To

Net Return **7.92%**

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 £135,000.



£135,000

1 bedroom apartment for sale

Toto House, Bolton

CURRENTLY ADVERTISED

Marketed from 11 May 2026 by Reside, Bolton

+ Add to report



£99,999

1 bedroom apartment for sale

Buy-to-let Investment, Churchgate, Bolton

NO LONGER ADVERTISED

Marketed from 8 Dec 2022 to 24 Jul 2023 (228 days) by eXp UK, North West

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

1 bedroom apartment

Huntington House, Princess Street, Bolton

CURRENTLY ADVERTISED

Marketed from 20 Apr 2026 by Ascend, Manchester

+ Add to report



£695 pcm

1 bedroom apartment

Princess Street, Huntingdon House Princess Street, BL1

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jul 2025 to 3 Oct 2025 (70 days) by Discover Property Management, Darwen

+ Add to report

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 past 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.



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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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