

LET PROPERTY PACK

INVESTMENT INFORMATION

Gordon Street, Leigh, WN7

229530795

 www.letproperty.co.uk





Property Description

Our latest listing is in Gordon Street, Leigh, WN7

Get instant cash flow of **£800** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£831** which would provide the investor a Gross Yield of **8.0%** 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...



Gordon Street, Leigh,
WN7

229530795



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: £5.00

Lease Length: £868

Current Rent: £800

Market Rent: £831

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit £31,250.00

SDLT Charge £6,250

Legal Fees £1,000.00

Total Investment £38,500.00

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 £800 per calendar month but the potential market rent is

£ 831

Returns Based on Rental Income	£800	£831
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£5.00	
Letting Fees	£80.00	£83.10
Total Monthly Costs	£490.63	£493.73
Monthly Net Income	£309.38	£337.28
Annual Net Income	£3,712.50	£4,047.30
Net Return	9.64%	10.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,385.30**
Adjusted To

Net Return **6.20%**

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

Annual Net Income **£2,232.30**
Adjusted To

Net Return **5.80%**

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 £150,000.



£150,000

2 bedroom terraced house for sale

Ledbury Street, Leigh, WN7

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jul 2025 to 24 Apr 2026 (278 days) by Ashtons Estate Agency, Leigh

+ Add to report



£140,000

2 bedroom terraced house for sale

Windermere Road, Leigh, Greater Manchester. WN7 1XA

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Apr 2022 to 24 Aug 2022 (139 days) by Hamiltons Estate Agents, Leigh

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 pm based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom semi-detached house

Chadwick Street, Leigh, WN7

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Mar 2026 to 18 Mar 2026 (4 days) by Simple Life, Simple Life

+ Add to report



£900 pcm

2 bedroom terraced house

Dorning Street, Leigh, WN7

NO LONGER ADVERTISED

Marketed from 15 Apr 2025 to 29 Apr 2025 (14 days) by OpenRent, London

+ 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**



Current term of tenancy: **2 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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