

LET PROPERTY PACK

INVESTMENT INFORMATION

Brocksby Chase, Bolton,
BL1 2JD

222859839

 www.letproperty.co.uk





Property Description

Our latest listing is in Brocksby Chase, Bolton, BL1 2JD

Get instant cash flow of **£795** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£1,297** which would provide the investor a Gross Yield of **15.7%** 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...



Brocksby Chase, Bolton,
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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £139.00 PM

Ground Rent: £12.50 PM

Lease Length: 230 years

Current Rent: £795

Market Rent: £1,297

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £99,000.00 and borrowing of £74,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 99,000.00

25% Deposit £24,750.00

SDLT Charge £4,950

Legal Fees £1,000.00

Total Investment £30,700.00

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 £795 per calendar month but the potential market rent is

£ 1,297

Returns Based on Rental Income	£795	£1,297
Mortgage Payments on £74,250.00 @ 5%	£309.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£139.00	
Ground Rent	£12.50	
Letting Fees	£79.50	£129.70
Total Monthly Costs	£555.38	£605.58
Monthly Net Income	£239.63	£691.43
Annual Net Income	£2,875.50	£8,297.10
Net Return	9.37%	27.03%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,703.10**
Adjusted To

Net Return **18.58%**

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

Annual Net Income **£6,962.10**
Adjusted To

Net Return **22.68%**

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 £120,000.



£120,000

2 bedroom apartment for sale

Royal Court Drive, Bolton, Lancashire, BL1

CURRENTLY ADVERTISED

Marketed from 29 Nov 2024 by Harrison's Estate Agents, Bolton

[+ Add to report](#)



£118,000

2 bedroom apartment for sale

Royal Court Drive, Bolton

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 8 Aug 2024 to 3 Apr 2025 (238 days) by Karen Ritchie, Bolton

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom apartment

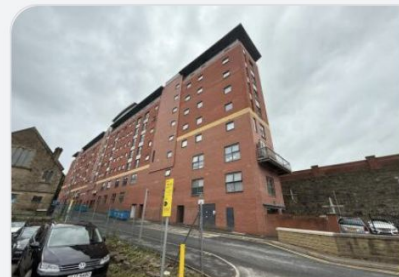
Marsden House, Bolton, BL1 2JT

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2024 to 16 Dec 2024 (67 days) by Lifestyle Sales & Lettings, Bury

+ Add to report



£850 pcm

2 bedroom apartment

Marsden House, Bolton, BL1 2JT

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Oct 2025 to 26 Nov 2025 (32 days) by Lifestyle Sales & Lettings, Bury

+ 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
within the last 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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