

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Woodford Street, Wigan,  
WN5

225369001

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





## Property Description

Our latest listing is in Woodford Street, Wigan, WN5

Get instant cash flow of **£650** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£824** which would provide the investor a Gross Yield of **11.6%** if the rent was increased to market rate.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

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



Woodford Street, Wigan,  
WN5

225369001



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well-Maintained Property**

**Conveniently Located for Local Amenities**

**Factor Fees: £188.00 PM**

**Ground Rent: £8.33 PM**

**Lease Length: 786 years**

**Current Rent: £650**

**Market Rent: £824**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit	£21,250.00
SDLT Charge	£4,250
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£26,500.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 824



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



Returns Based on Rental Income	£650	£824
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£188.00	
Ground Rent	£8.33	
Letting Fees	£65.00	£82.40
<b>Total Monthly Costs</b>	<b>£541.96</b>	<b>£559.36</b>
<b>Monthly Net Income</b>	<b>£108.05</b>	<b>£264.65</b>
<b>Annual Net Income</b>	<b>£1,296.54</b>	<b>£3,175.74</b>
<b>Net Return</b>	<b>4.89%</b>	<b>11.98%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,527.74**  
Adjusted To

Net Return                      **5.77%**

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

Annual Net Income      **£2,000.70**  
Adjusted To

Net Return                      **7.55%**

# 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 £95,000.



£95,000

## 2 bedroom flat for sale

Wardley Street, Wigan, WN5

NO LONGER ADVERTISED

Marketed from 25 Sep 2025 to 4 Mar 2026 (160 days) by Let Property Sales & Management, Glasgow

+ Add to report



£90,000

## 2 bedroom apartment for sale

Ormskirk Road, Wigan, Greater Manchester, WN5

NO LONGER ADVERTISED

Marketed from 12 Aug 2025 to 8 Oct 2025 (57 days) by Reeds Rains, Wigan

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 2 bedroom end of terrace house

+ Add to report

Brook Lane, Orrell, Wigan, Greater Manchester, WN5

NO LONGER ADVERTISED LET AGREED

Marketed from 3 May 2025 to 11 Jun 2025 (38 days) by Reeds Rains, Wigan



£950 pcm

## 2 bedroom semi-detached house

+ Add to report

Redwood Avenue, Orrell, Wigan, WN5 8JB






NO LONGER ADVERTISED LET AGREED

Marketed from 3 May 2025 to 11 Jul 2025 (68 days) by Sapphire Homes, Wigan

# 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.



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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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