

LET PROPERTY PACK

INVESTMENT INFORMATION

Kenyon Road, Wigan, WN1
2DQ

225739229

 www.letproperty.co.uk





Property Description

Our latest listing is in Kenyon Road, Wigan, WN1 2DQ

Get instant cash flow of **£575** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£619** which would provide the investor a Gross Yield of **8.7%** 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...



Kenyon Road, Wigan,
WN1 2DQ

225739229



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: £10.00 PM

Lease Length: 857 Years

Current Rent: £575

Market Rent: £619

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 85,000

SDLT Charge **£4,250**

Legal Fees **£1,000**

Total Investment **£90,250**

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 619

Returns Based on Rental Income	£575	£619
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£10.00	
Letting Fees	£57.50	£61.90
Total Monthly Costs	£82.50	£86.90
Monthly Net Income	£492.50	£532.10
Annual Net Income	£5,910.00	£6,385.20
Net Return	6.55%	7.08%

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 **£5,147**
Adjusted To

Net Return **5.70%**



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.



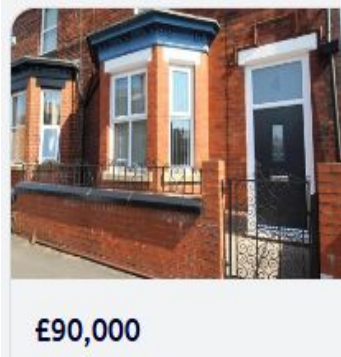
1 bedroom flat for sale

+ Add to req

Flat 7 Bryan House, 61-69 Standishgate, Wigan, Lancashire, WN1 1AF

NO LONGER ADVERTISED

Marketed from 26 Sep 2025 to 27 Oct 2025 (31 days) by Auction House London, Hampstead



1 bedroom flat for sale

+ Add to req

Eccleston Street, Swinley, Wigan, WN1 2AY

NO LONGER ADVERTISED **SOLD STC**

Marketed from 8 Nov 2021 to 15 Nov 2021 (7 days) by Morgan H Lewis Estate Agents, Wigan

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

1 bedroom flat

+ Add to report

Bridgeman House Apartments, Bridgeman Terrace, Wigan

CURRENTLY ADVERTISED

LET AGREED

Marketed from 13 Apr 2026 by HG Premier Lettings, Wigan



£685 pcm

1 bedroom apartment

+ Add to report

Earl Street, Wigan

NO LONGER ADVERTISED

Marketed from 25 Feb 2026 to 14 Apr 2026 (47 days) by Lobster Property Management Ltd, Abram

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**

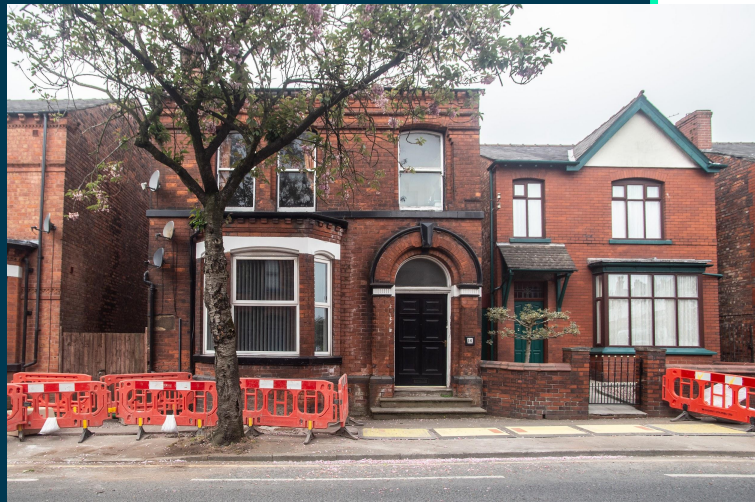
 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the 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.



Kenyon Road, Wigan, WN1 2DQ

PROPERTY ID: 12345678



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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