

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Westleigh Lane, Leigh,  
Greater Manchester, WN7

226217046

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





## Property Description

Our latest listing is in Westleigh Lane, Leigh, Greater Manchester, WN7

Get instant cash flow of **£395** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£773** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



Westleigh Lane, Leigh,  
Greater Manchester, WN7

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: £1.00 pm**

**Lease Length: 779 years**

**Current Rent: £395**

**Market Rent: £773**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £395 per calendar month but the potential market rent is

£ 773



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



Returns Based on Rental Income	£395	£773
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£1.00	
Letting Fees	£39.50	£77.30
<b>Total Monthly Costs</b>	<b>£368.00</b>	<b>£405.80</b>
<b>Monthly Net Income</b>	<b>£27.00</b>	<b>£367.20</b>
<b>Annual Net Income</b>	<b>£324.00</b>	<b>£4,406.40</b>
<b>Net Return</b>	<b>1.05%</b>	<b>14.21%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,860.40**  
Adjusted To

Net Return                      **9.23%**

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



Annual Net Income      **£2,918.40**  
Adjusted To

Net Return                      **9.41%**

# 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 £105,000.

	<b>2 bedroom terraced house for sale</b>	+
Westleigh Lane, Leigh, Greater Manchester. WN7 5JE		
NO LONGER ADVERTISED		
Marketed from 19 Apr 2021 to 8 Jun 2021 (49 days) by Hamiltons Estate Agents, Leigh		
<b>£110,000</b>		
	<b>2 bedroom town house for sale</b>	.
Northwell Street, Leigh, WN7		
NO LONGER ADVERTISED		
Marketed from 2 Jul 2022 to 27 Jan 2023 (209 days) by Purplebricks, covering Wigan		
<b>£105,000</b>		

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom terraced house



Leigh Road, Leigh, Greater Manchester \*\* Available Mid April\*\*

CURRENTLY ADVERTISED

LET AGREED

Marketed from 1 Apr 2026 by Harrison's Estate Agents, Bolton



£875 pcm

2 bedroom terraced house



Orchard Lane, Leigh, WN7

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jan 2026 to 27 Feb 2026 (46 days) by Smoothmove Property, Tyldesley

# 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: **10 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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Manchester, WN7

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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.

