

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Withins Close, Bolton, BL2

226220971

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





## Property Description

Our latest listing is in Withins Close, Bolton, BL2

Get instant cash flow of **£950** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.1%** 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...**



Withins Close, Bolton, BL2

226220971



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £950**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 170,000.00

SDLT Charge	£9,400
Legal Fees	£1,000
Total Investment	£180,400

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£950	£1,150
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£95.00	£115.00
<b>Total Monthly Costs</b>	<b>£110.00</b>	<b>£130.00</b>
<b>Monthly Net Income</b>	<b>£840.00</b>	<b>£1,020.00</b>
<b>Annual Net Income</b>	<b>£10,080.00</b>	<b>£12,240.00</b>
<b>Net Return</b>	<b>5.59%</b>	<b>6.78%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£9,940**  
Adjusted To


Net Return                      **5.51%**



# 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 £175,000.



**3 bedroom semi-detached house for sale**

Within Lane, Broughton, Bolton

NO LONGER ADVERTISED **SOLD STC**

Marketed from 20 Jul 2020 to 12 Nov 2020 (115 days) by Greenwood James, Bolton

**£175,000**

+ Add



**3 bedroom semi-detached house for sale**

Fairmount Avenue, Bolton

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Nov 2021 to 11 Apr 2022 (150 days) by Hannon Holmes Limited, Bolton

**£170,000**

+ Add

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom end of terrace house

+ Add

Red Bank Close, Radcliffe, Manchester, Greater Manchester, M26

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Feb 2026 to 31 Mar 2026 (35 days) by Your Move, Radcliffe



£1,200 pcm

3 bedroom end of terrace house

34 A Battenberg Road






CURRENTLY ADVERTISED

Marketed from 4 Jul 2025 by Black Stone Estate Agents, Manchester

# 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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PROPERTY ID: 226220971

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.



**LETPROPERTY**