LET PROPERTY PACK

INVESTMENT INFORMATION

Park Road, Chorley, PR7

220971935

www.letproperty.co.uk

Property Description

Our latest listing is in Park Road, Chorley, PR7

Get instant cash flow of **£770** per calendar month with a **12.3%** Gross Yield for investors.

This property has a potential to rent for **£1,050** which would provide the investor a Gross Yield of **16.8%** 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...

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Spaces

Good Condition

Factor Fees: £25.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £770

Market Rent: £1,050

Lounge

Kitchen

Bedrooms

Bathroom

Exterior

Chorley Council
Chorley Council

SLIDE UP TO RELEASE COVER.
RCD CIRCUITS
RCD CIRCUITS
ISOLATOR
ON
OFF

Initial Outlay

Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	**£18,750.00**
SDLT Charge	**£3,750**
Legal Fees	**£1,000.00**
Total Investment	**£23,500.00**

Projected Investment Return

The monthly rent of this property is currently set at £770 per calendar month but the potential market rent is **£ 1,050**

Returns Based on Rental Income	£770	£1,050
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£25.00	
Ground Rent	Freehold	
Letting Fees	£77.00	£105.00
Total Monthly Costs	£351.38	£379.38
Monthly Net Income	£418.63	£670.63
Annual Net Income	£5,023.50	£8,047.50
Net Return	21.38%	34.24%

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 Adjusted To	**£5,947.50**
Net Return	**25.31%**

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

Annual Net Income Adjusted To	**£6,922.50**
Net Return	**29.46%**

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 £127,500.

£127,500

2 bedroom apartment for sale

16 Park Road, Chorley, PR7

NO LONGER ADVERTISED

Marketed from 10 Feb 2023 to 5 May 2023 (84 days) by Purplebricks, covering Preston

£125,000

2 bedroom apartment for sale

Parker Street, Chorley

NO LONGER ADVERTISED SOLD STC

Marketed from 8 Apr 2021 to 13 Dec 2021 (248 days) by Arnold & Phillips, Chorley

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.

2 bedroom apartment

Union Street, Chorley, PR7

CURRENTLY ADVERTISED

Marketed from 10 Apr 2025 by Regency Estates, Horwich

£1,050 pcm

2 bedroom flat

Park House, 16 Park Road, Chorley

NO LONGER ADVERTISED LET AGREED

Marketed from 11 Aug 2025 to 13 Aug 2025 (2 days) by HG Premier Lettings, Wigan

£800 pcm

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: **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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