

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Greenall Street,  
Ashton-in-Makerfield,  
Wigan, WN4

226011218

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





## Property Description

Our latest listing is in Greenall Street, Ashton-in-Makerfield, Wigan, WN4

Get instant cash flow of **£575** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£730** which would provide the investor a Gross Yield of **7.6%** 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...



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Ashton-in-Makerfield,  
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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £35.00 PM**

**Ground Rent: £0.00 PM**

**Lease Length: 102 Years**

**Current Rent: £575 PM**

**Market Rent: £730 PM**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

# Projected Investment Return



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

£ 730



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



Returns Based on Rental Income	£575	£730
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£35.00	
Ground Rent	£0.00	
Letting Fees	£57.50	£73.00
<b>Total Monthly Costs</b>	<b>£466.88</b>	<b>£482.38</b>
<b>Monthly Net Income</b>	<b>£108.13</b>	<b>£247.63</b>
<b>Annual Net Income</b>	<b>£1,297.50</b>	<b>£2,971.50</b>
<b>Net Return</b>	<b>3.65%</b>	<b>8.37%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,511.50**  
Adjusted To

Net Return                      **4.26%**

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

Annual Net Income      **£1,246.50**  
Adjusted To

Net Return                      **3.51%**

# 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 £129,995.



£129,995

## 2 bedroom ground floor flat for sale

+ Add to report

Greenall Street, Ashton-in-Makerfield, Wigan, WN4 8BZ

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jul 2025 to 24 Oct 2025 (97 days) by Kelrick Properties, Ashton-in-Makerfield



£120,000

## 2 bedroom terraced house for sale

+ Add to report

Bryn Road, Ashton-in-Makerfield, Wigan, WN4 8BU

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Feb 2025 to 11 Aug 2025 (167 days) by Kelrick Properties, Ashton-in-Makerfield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom flat

+ Add to report

Greenall Street, Ashton-In-Makerfield, WN4

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Oct 2025 to 19 Nov 2025 (18 days) by Belvoir, Wigan



£750 pcm

2 bedroom flat

+ Add to report

St. Georges Court, Ashton-In-Makerfield, Wigan, WN4






NO LONGER ADVERTISED

Marketed from 30 Oct 2025 to 16 Nov 2025 (17 days) by OpenRent, London

# 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: **8 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.



**LETPROPERTY**