

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Golborne,
Warrington, WA3

226939500

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Golborne, Warrington, WA3

Get instant cash flow of **£440** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£635** which would provide the investor a Gross Yield of **9.0%** 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 bedroom

1 bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £84.00 PM

Ground Rent: £16.60 PM

Lease Length: 105 years

Current Rent: £440

Market Rent: £635

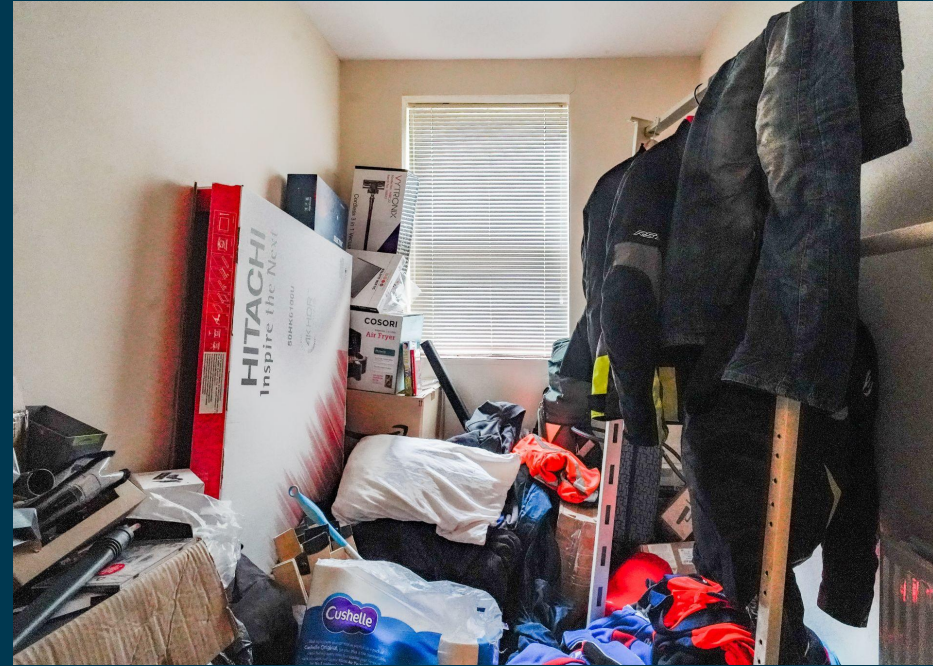
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit £21,250.00

SDLT Charge £4,250

Legal Fees £1,000.00

Total Investment £26,500.00

Projected Investment Return



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



The monthly rent of this property is currently set at £440 per calendar month but the potential market rent is

£ 635

Returns Based on Rental Income	£440	£635
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£84.00	
Ground Rent	£16.60	
Letting Fees	£44.00	£63.50
Total Monthly Costs	£425.23	£444.73
Monthly Net Income	£14.78	£190.28
Annual Net Income	£177.30	£2,283.30
Net Return	0.67%	8.62%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,013.30**
Adjusted To

Net Return **3.82%**

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

Annual Net Income **£1,207.50**
Adjusted To

Net Return **4.56%**

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.



£105,000

2 bedroom apartment for sale

+ Add to r

High Street, Golborne

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Oct 2025 to 17 Dec 2025 (49 days) by Redpath Leach Estate Agents, Bolton



£89,950

2 bedroom duplex for sale

+ Add to

High Street, WA3

NO LONGER ADVERTISED

Marketed from 12 Sep 2023 to 7 Mar 2025 (541 days) by Robinson & Lyon, Lowton

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

2 bedroom ground floor flat

+ Add to report

115a High Street , Golborne

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Mar 2026 to 22 Apr 2026 (23 days) by Martin & Co, Leigh



£650 pcm

2 bedroom apartment

+ Add to report

Apartment 3 131 High Street Golborne Warrington WA3 3TG

NO LONGER ADVERTISED

Marketed from 29 Nov 2023 to 14 Dec 2023 (14 days) by 222 Estates Ltd, Warrington

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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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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