

LET PROPERTY PACK

INVESTMENT INFORMATION

Clover Road, Chorley, PR7

226993754

 www.letproperty.co.uk





Property Description

Our latest listing is in Clover Road, Chorley, PR7

Get instant cash flow of **£500** per calendar month from the tenanted commercial unit with a **4.2%** Gross Yield for investors.

There is potential to increase the combined rental income from the commercial unit and flat to approximately **£1,000**, delivering a gross yield of **8.4%** at market rents. The flat could achieve around £500 on a long-term let or £200+ per week as short-stay accommodation, subject to compliance and management.

Well located with easy access to local amenities and transport links, these well-maintained properties offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Clover Road, Chorley, PR7

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Property Key Features

**Portfolio of a 1-Bedroom Flat
and a Commercial Unit**

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

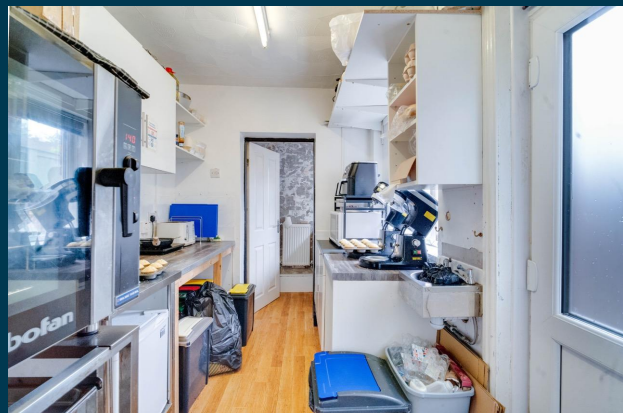
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £500 PM

Market Rent: £1,000 PM

Primary Business Area



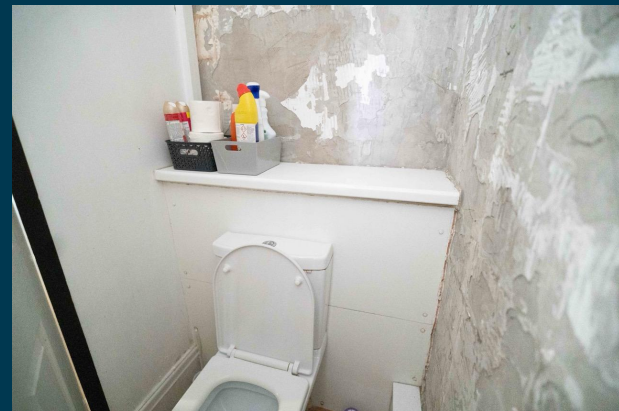
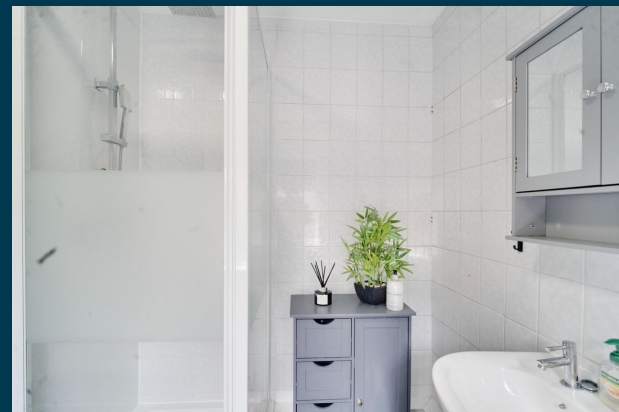
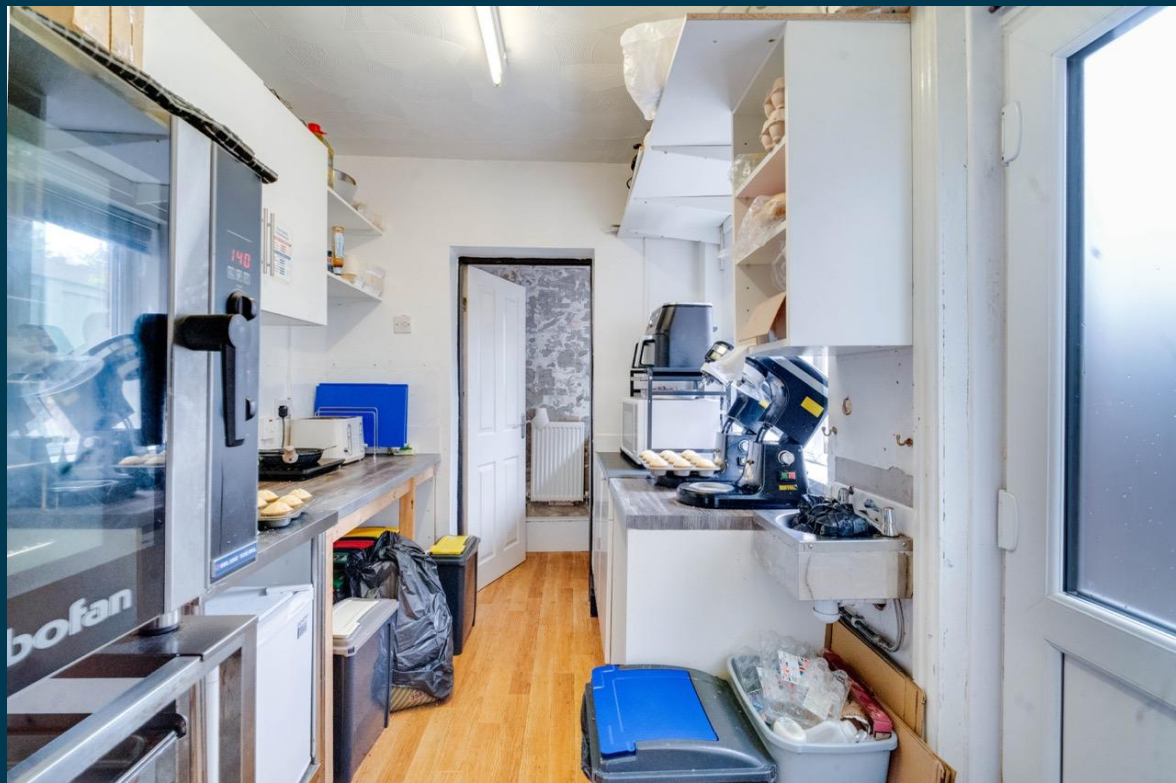
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £143,000 and borrowing of £107,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 143,000.00

25% Deposit	£35,750.00
SDLT Charge	£7,510
Legal Fees	£1,000.00
Total Investment	£44,260.00

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 £500 per calendar month but the potential market rent is

£ 1,000



Returns Based on Rental Income	£500	£1,000
Mortgage Payments on £107,250.00 @ 5%	£446.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£50.00	£100.00
Total Monthly Costs	£511.88	£561.88
Monthly Net Income	-£11.88	£438.13
Annual Net Income	-£142.50	£5,257.50
Net Return	-0.32%	11.88%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,257.50**
Adjusted To

Net Return **7.36%**

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

Annual Net Income **£3,112.50**
Adjusted To

Net Return **7.03%**

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 £169,995.



£169,995

1 bedroom terraced house for sale

+ Add to report

Market Street, Chorley

CURRENTLY ADVERTISED

SOLD STC

Marketed from 8 Dec 2025 by Ben Rose, Chorley



£140,000

1 bedroom apartment for sale

+ Add to report

Standish Street, Chorley, PR7 3AH

CURRENTLY ADVERTISED

Marketed from 25 Apr 2025 by Neil Robinson, Orrell

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom detached bungalow

+ Add to

Gillibrand Walks, Chorley

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Feb 2026 to 21 Apr 2026 (61 days) by Arnold & Phillips, Ormskirk



£1,100 pcm

2 bedroom semi-detached house

+ Add to

Church Lane, Charnock Richard, Chorley, Lancashire, PR7

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Apr 2025 to 7 May 2025 (29 days) by Reeds Rains, Chorley

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: **7 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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