

LET PROPERTY PACK

INVESTMENT INFORMATION

Bolton Road, WN4

226025505

 www.letproperty.co.uk





Property Description

Our latest listing is in Bolton Road, WN4

Get instant cash flow of **£865** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,062** which would provide the investor a Gross Yield of **7.1%** 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...



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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £1.00 pm

Ground Rent: £10.00 pm

Lease Length: 846 years

Current Rent: £865

Market Rent: £1,062

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £179,000.00 and borrowing of £134,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 179,000.00

25% Deposit	£44,750.00
SDLT Charge	£10,030
Legal Fees	£1,000.00
Total Investment	£55,780.00

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 £865 per calendar month but the potential market rent is

£ 1,062



Returns Based on Rental Income	£865	£1,062
Mortgage Payments on £134,250.00 @ 5%	£559.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	£10.00	
Letting Fees	£86.50	£106.20
Total Monthly Costs	£671.88	£691.58
Monthly Net Income	£193.13	£370.43
Annual Net Income	£2,317.50	£4,445.10
Net Return	4.15%	7.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,321.10**
Adjusted To

Net Return **4.16%**

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

Annual Net Income **£1,880.10**
Adjusted To

Net Return **3.37%**

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 £315,000.



£315,000

3 bedroom detached house for sale

Hazelhurst Grove, Ashton-In-Makerfield, WN4

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Mar 2026 by Ashtons Estate Agency, Ashton-In-Makerfield



£280,000

3 bedroom detached house for sale

Greenfields Crescent, Ashton-in-Makerfield, Wigan, WN4 8QZ

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Feb 2026 by Neil Robinson, Ashton-In-Makerfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom terraced house

Edward Drive, Ashton in Makerfield

CURRENTLY ADVERTISED

LET AGREED

Marketed from 15 Apr 2026 by Borrton Shaw, Wigan



£795 pcm

3 bedroom terraced house

Princess Road, Wigan, WN4 9DA

NO LONGER ADVERTISED

LET AGREED






Marketed from 23 Dec 2025 to 26 Mar 2026 (93 days) by Kelrick Properties, Ashton-in-Makerfield

+ Add to report

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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