

LET PROPERTY PACK

INVESTMENT INFORMATION

Queen Street, Orrell, WN5

226148941

 www.letproperty.co.uk





Property Description

Our latest listing is in Queen Street, Orrell, WN5

Get instant cash flow of **£650** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£673** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Queen Street, Orrell, WN5

226148941



Property Key Features

2 bedroom

1 bathroom

Spacious Kitchen

Easy Access to Local Amenities

Factor Fees: £0

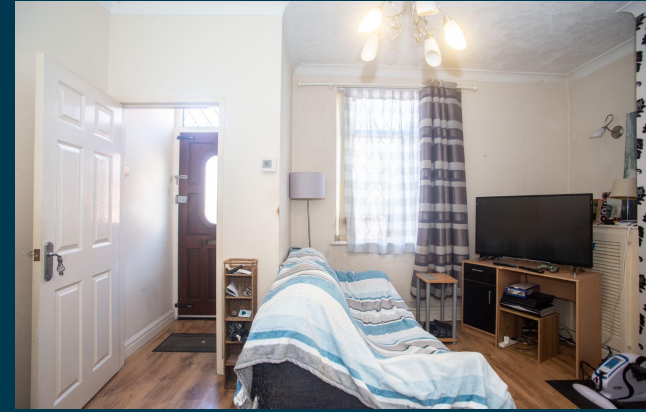
Ground Rent: £5.00 pm

Lease Length: 835 years

Current Rent: £650

Market Rent: £673

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £100,000.

ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge	£5,000
Legal Fees	£1,000
Total Investment	£106,000

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 673

Returns Based on Rental Income	£650	£673
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£5.00	
Letting Fees	£65.00	£67.30
Total Monthly Costs	£85.00	£87.30
Monthly Net Income	£565.00	£585.70
Annual Net Income	£6,780.00	£7,028.40
Net Return	6.40%	6.63%

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 **£5,682**
Adjusted To

Net Return **5.36%**



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 £120,000.



£120,000

2 bedroom terraced house for sale

+ Add to report

Park Road, Orrell, Wigan

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jun 2025 to 7 Nov 2025 (152 days) by Addisons Estate and Letting Agent, Wigan



£110,000

2 bedroom terraced house for sale

+ Add to report

Chapel Street, Wigan, WN5

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Feb 2023 to 7 Sep 2023 (193 days) by Strike, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom terraced house

Queens Street, Orrell, Wigan, WN5

NO LONGER ADVERTISED

Marketed from 29 Aug 2024 to 11 Oct 2024 (42 days) by OpenRent, London

+ Add to report



£735 pcm

2 bedroom terraced house

Chapel Street, Pemberton, Wigan, WN5 8JP

CURRENTLY ADVERTISED

LET AGREED

Marketed from 18 Mar 2026 by Sapphire Homes, Wigan

+ 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**

 Current term of tenancy: **10 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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Queen Street, Orrell, WN5

PROPERTY ID: 226148941

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