

LET PROPERTY PACK

INVESTMENT INFORMATION

Heritage Way, Wigan, WN3

226883066

 www.letproperty.co.uk





Property Description

Our latest listing is in Heritage Way, Wigan, WN3

Get instant cash flow of **£825** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£829** which would provide the investor a Gross Yield of **8.2%** 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...



Heritage Way, Wigan,
WN3

226883066



Property Key Features

2 bedroom

2 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £307 pm

Ground Rent: £0

Lease Length: 227 years

Current Rent: £825

Market Rent: £829

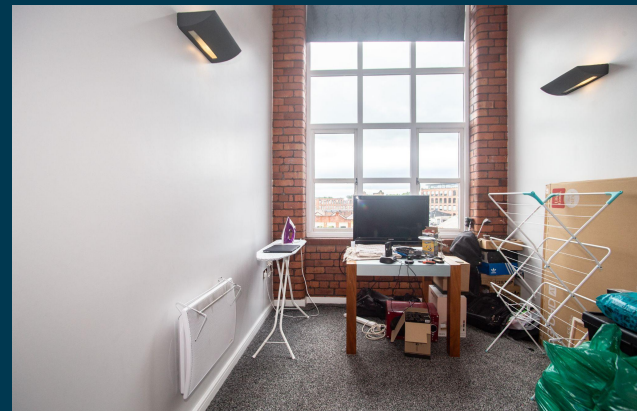
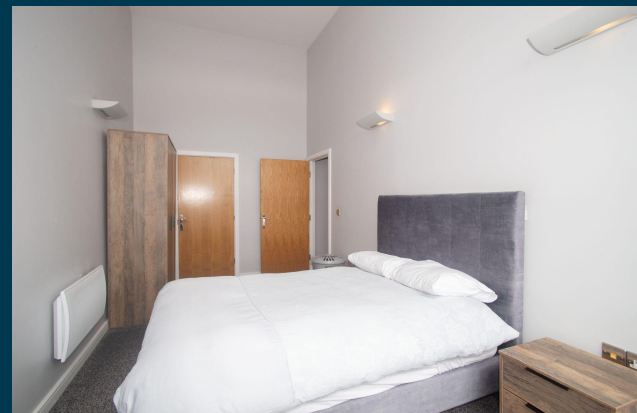
Lounge



Kitchen



Bedrooms



Bathrooms



Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00

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 £825 per calendar month but the potential market rent is

£ 829

Returns Based on Rental Income	£825	£829
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£307.00	
Ground Rent	£0.00	
Letting Fees	£82.50	£82.90
Total Monthly Costs	£782.63	£783.03
Monthly Net Income	£42.38	£45.98
Annual Net Income	£508.50	£551.70
Net Return	1.36%	1.48%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,106.30**

Net Return **-2.97%**

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

Annual Net Income Adjusted To **-£1,263.30**

Net Return **-3.39%**

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 £123,000.



£123,000

2 bedroom flat for sale

+ Add to report

Trencherfield Mill, Heritage Way, Wigan, WN3 4DU

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Dec 2023 to 14 Jun 2024 (182 days) by Regan & Hallworth, Wigan



£119,995

2 bedroom flat for sale

+ Add to report

Trencherfield Mill, Heritage Way, Wigan, WN3 4DU

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Oct 2023 to 12 Feb 2024 (132 days) by Regan & Hallworth, Wigan

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

2 bedroom apartment

+ Add to report

Trencherfield Mill, Heritage Way, Wigan, WN3 4DU

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jun 2025 to 29 Jul 2025 (28 days) by Sapphire Homes, Wigan



£850 pcm

2 bedroom flat

+ Add to report

Trencherfield Mill, Wigan, WN3

CURRENTLY ADVERTISED






LET AGREED

Marketed from 15 Apr 2026 by Belvoir, Wigan

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: **Moved within the last 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.



 www.letproperty.co.uk

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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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