

LET PROPERTY PACK

INVESTMENT INFORMATION

Blackburn Road, Bolton,
BL1

205525738

 www.letproperty.co.uk





Property Description

Our latest listing is in Blackburn Road, Bolton, BL1

Get instant cash flow of **£750** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£792** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

With a tenant currently situated, this space has been kept in good condition and a rental income that ensures fantastic returns (tenants guaranteed for a year or even more), this property will make a rewarding addition to an investors portfolio.

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



Blackburn Road, Bolton,
BL1

205525738



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £150.00 p/m

Ground Rent: £150.00 p/y

Lease Length: 980 yrs

Current Rent: £750

Market Rent: £792

Lounge



Kitchen



Bedrooms



Bathroom



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	£3,630
Legal Fees	£1,000.00
Total Investment	£34,880.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 792

Returns Based on Rental Income	£750	£792
Mortgage Payments on £90,750.00 @ 5%		£378.13
Est. Building Cover (Insurance)		£15.00
Approx. Factor Fees		£150.00
Ground Rent		£150.00
Letting Fees	£75.00	£79.20
Total Monthly Costs	£768.13	£772.33
Monthly Net Income	-£18.13	£19.68
Annual Net Income	-£217.50	£236.10
Net Return	-0.62%	0.68%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,347.90**

Net Return **-3.86%**

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

Annual Net Income Adjusted To **£221.10**

Net Return **0.63%**

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 £125,000.



£125,000

1 bedroom apartment for sale

Holden Mill, Blackburn Road, Bolton

+ Add to report

NO LONGER ADVERTISED SOLD STC

Stunning Third Floor Apartment | Within Grade II Listed Mill Conversion | Convenient Transport Li...

Marketed from 26 Apr 2023 to 9 Aug 2023 (105 days) by Redpath Leach Estate Agents, Bolton



£120,000

1 bedroom apartment for sale

Holden Mill, Bolton

+ Add to report

NO LONGER ADVERTISED SOLD STC

ONE BEDROOM APARTMENT | GRADE II LISTED CONVERSION | 3RD FLOOR | LARGE PRIVATE TERRACE | ALLOCAT...

Marketed from 4 Nov 2021 to 21 Oct 2022 (351 days) by Zenko Properties, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

1 bedroom flat

Holden Mill, Blackburn Road, Sharples, Bolton, BL1

+ Add to report

NO LONGER ADVERTISED

Available Now | Modern Second Floor Apartment | Open Plan Living | Lift Access | Master Bedroom W...

Marketed from 10 Jun 2024 to 17 Jun 2024 (7 days) by Newton & Co Ltd, Bolton



£795 pcm

1 bedroom flat

Holden Mill, Bolton, BL1

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1710537

Marketed from 18 May 2023 to 20 Jun 2023 (32 days) by OpenRent, London

Current Tenant Profile



As this property is currently tenanted, 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: **5 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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