

LET PROPERTY PACK

INVESTMENT INFORMATION

Finsbury Court, Bolton, BL1

209556502

 www.letproperty.co.uk





Property Description

Our latest listing is in Finsbury Court, Bolton, BL1

Get instant cash flow of **£675** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£825** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Finsbury Court, Bolton,
BL1

209556502



Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Well-Maintained Property

Factor Fees: £250.00

Ground Rent: £200.00

Lease Length: TBC

Current Rent: £675

Market Rent: £825

Lounge/Bedrooms



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 135,000

25% Deposit	£33,750.00
SDLT Charge	4050
Legal Fees	£1,000.00
Total Investment	£38,800.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 825

Returns Based on Rental Income	£675	£825
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£200.00	
Letting Fees	£67.50	£82.50
Total Monthly Costs	£954.38	£969.38
Monthly Net Income	-£279	-£144
Annual Net Income	-£3,353	-£1,733
Net Return	-8.64%	-4.47%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **-£3,383**
Adjusted To

Net Return **-8.72%**

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

Annual Net Income **-£1,358**
Adjusted To

Net Return **-3.50%**

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 £150,000.



£150,000

2 bedroom terraced house for sale

+ Add to report

Shawcroft View, Bolton, BL1

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Oct 2021 to 18 Feb 2022 (134 days) by Strike, Manchester



£120,000

2 bedroom flat for sale

+ Add to report

Finsbury Court, BOLTON, Lancashire, BL1

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 Jun 2024 by Entwistle Green, Bolton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

+ Add to report

Astley Brook Close, Bolton, BL1

NO LONGER ADVERTISED

Marketed from 22 Mar 2024 to 15 Apr 2024 (23 days) by OpenRent, London



£550 pcm

2 bedroom flat

+ Add to report

Finsbury Court, Bolton, BL1 8XP






NO LONGER ADVERTISED

Marketed from 6 Oct 2022 to 10 Oct 2022 (3 days) by Hunters, Darwen

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: **3 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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