

LET PROPERTY PACK

INVESTMENT INFORMATION

Glaisdale Street, Bolton,
BL2

209227757

 www.letproperty.co.uk





Property Description

Our latest listing is in Glaisdale Street, Bolton, BL2

Get instant cash flow of **£590** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.1%** 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...



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Property Key Features

3 Bedrooms

2 Bathrooms

Three Piece Bathroom and WC

Front and Back Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £590

Market Rent: £800

Lounge



Kitchen



Bedrooms



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 £590 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£590	£800
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£59.00	£80.00
Total Monthly Costs	£495.88	£516.88
Monthly Net Income	£94	£283
Annual Net Income	£1,130	£3,398
Net Return	2.91%	8.76%

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 **£1,798**
Adjusted To

Net Return **4.63%**

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

Annual Net Income **£1,373**
Adjusted To

Net Return **3.54%**

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 £160,000.



£160,000

3 bedroom semi-detached house for sale

+ Add to report

Iona Place, Bolton, Greater Manchester, BL2

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Apr 2021 to 12 Jan 2022 (260 days) by Entwistle Green, Bolton



£119,950

3 bedroom semi-detached house for sale

+ Add to report

Glaisdale Street, Tonge Moor

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Jun 2020 to 25 Feb 2021 (260 days) by Cardwells Sales, Lettings, Management & Commercial, Bolton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom semi-detached house

+ Add to report

Cotton Meadows, Bolton, BL1

NO LONGER ADVERTISED

Marketed from 22 Jul 2022 to 19 Aug 2022 (27 days) by The Purple Property Shop, Bolton



£625 pcm

3 bedroom terraced house

+ Add to report

Glaisdale Street, Tonge Moor, Bolton, Lancashire. ***AVAILABLE NOW***

NO LONGER ADVERTISED






LET AGREED

Marketed from 13 Jun 2019 to 26 Jul 2019 (42 days) by Harrisons Estate Agents, Bolton

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: **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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