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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...

LETPR®PERTY





Glaisdale Street, Bolton, BL2

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3 BedroomsFactor2 BathroomsGroundThree Piece Bathroom and WCLeaseFront and Back Garden SpaceCurrent

Property Key Features

Factor Fees: £0.00 Ground Rent: £0.00 Lease Length: Freehold Current Rent: £590 Market Rent: £800







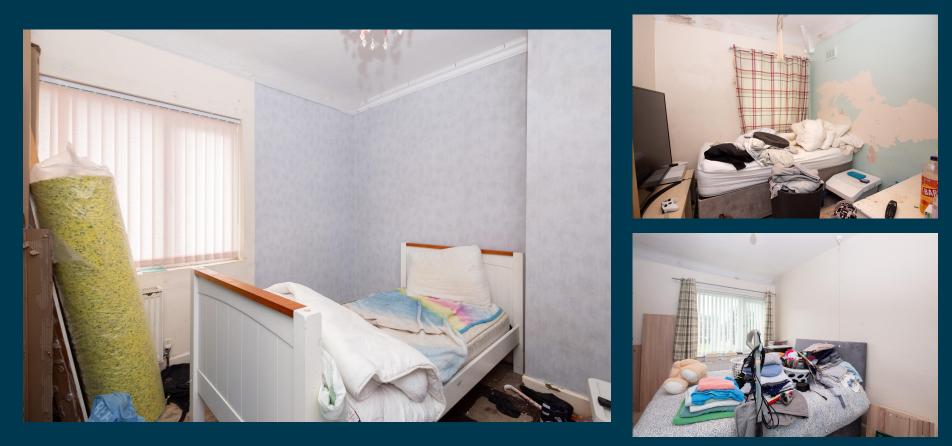






Bedrooms





Bathroom





Exterior







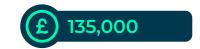






Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



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

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 £590 per calendar month but the potential market rent is \bigcirc



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	<mark>£94</mark>	<mark>£283</mark>
Annual Net Income	£1,130	£3,398
Net Return	<mark>2.91%</mark>	<mark>8.76%</mark>



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

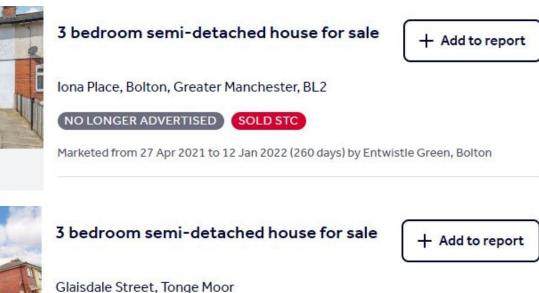
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £160,000.

NO LONGER ADVERTISED

Management & Commercial, Bolton



£160,000



SOLD STC

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

LETPRADERTY



£119,950

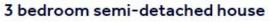
Rent Comparables Report

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

£625 pcm



Cotton Meadows, Bolton, BL1

NO LONGER ADVERTISED

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



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





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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





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.

