

LET PROPERTY PACK

INVESTMENT INFORMATION

Clive Street, Bolton, BL1 1ES

210028206

 www.letproperty.co.uk





Property Description

Our latest listing is in Clive Street, Bolton, BL1 1ES

Get instant cash flow of **£660** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£758** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Clive Street, Bolton, BL1
1ES

210028206



Property Key Features

2 bedroom

1 bathroom

Three Piece Bathroom

Easy access to local amenities

Factor Fees: £255.00

Ground Rent: Leasehold

Lease Length: 999

Current Rent: £660

Market Rent: £758

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

Projected Investment Return



The monthly rent of this property is currently set at £660 per calendar month but the potential market rent is

£ 758

Returns Based on Rental Income	£660	£758
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£255.00	
Ground Rent	Leasehold	
Letting Fees	£66.00	£75.80
Total Monthly Costs	£767.25	£777.05
Monthly Net Income	-£107.25	-£19.05
Annual Net Income	-£1,287.00	-£228.60
Net Return	-3.25%	-0.58%

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 Adjusted To **-£1,744.60**

Net Return **-4.40%**

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

Annual Net Income Adjusted To **-£2,298.60**

Net Return **-5.80%**

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 £340,000.



£340,000

2 bedroom apartment for sale

+ Add to report

Globe Works, Lower Bridgeman Street, Bolton

NO LONGER ADVERTISED

Marketed from 17 Aug 2023 to 7 Nov 2023 (81 days) by Clark & Co Estates, Topsham

STUNNING LOFT STYLE APARTMENTS | RESIDENTS POOL | PENTHOUSE APARTMENTS AVAILABLE | HELP TO BUY AV...



£317,000

2 bedroom apartment for sale

+ Add to report

Globe Works, Lower Bridgeman Street, Bolton

NO LONGER ADVERTISED

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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

2 bedroom flat

+ Add to report

Stone Cross House , 21 - 27 Churchgate, Bolton

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Mar 2024 to 3 Apr 2024 (9 days) by HG Premier Lettings, Wigan

HG Premier Lettings are delighted to offer this 2-bedroom furnished apartment situated in the hea...



£1,050 pcm

2 bedroom apartment

+ Add to report

The Globe Works, Bolton, BL2






NO LONGER ADVERTISED

Marketed from 22 Mar 2024 to 22 Apr 2024 (30 days) by Entwistle Green, 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**
-  Current term of tenancy: **3 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  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.



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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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