

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Claypool Road, Horwich,  
Bolton, BL6 6TE

209585995

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Claypool Road, Horwich, Bolton, BL6 6TE

Get instant cash flow of **£775** per calendar month with a **6.7%** Gross Yield for investors.

**With great potential returns and located within a prime rental location in Bolton, it will make for a reliable long term investment for an investor.**

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



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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Modern Kitchen**

**Spacious room**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £775**

# 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



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.



Returns Based on Rental Income	£775
Mortgage Payments on £103,500.00 @ 5%	£431.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£77.50
<b>Total Monthly Costs</b>	<b>£523.75</b>
<b>Monthly Net Income</b>	<b>£251.25</b>
<b>Annual Net Income</b>	<b>£3,015.00</b>
<b>Net Return</b>	<b>7.61%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,465.00**  
Adjusted To

Net Return                      **3.70%**

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


Annual Net Income      **£945.00**  
Adjusted To

Net Return                      **2.38%**

# 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 £120,000.




2 bedroom apartment for sale [+ Add to report](#)


Lostock Lane, Lostock, Bolton, Greater Manchester, BL6 4GT

**CURRENTLY ADVERTISED**

Marketed from 1 Nov 2023 by Miller Metcalfe, Bolton

CALLING ALL FIRST TIME BUYERS AND TO LET INVESTORS \*\*\* Superb Brand New First Floor Apartment Sit...

 Floor plan: [View](#)



2 bedroom apartment for sale [+ Add to report](#)

Abernethy Court, Horwich

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 21 Jul 2023 to 1 May 2024 (284 days) by Redpath Leach Estate Agents, Bolton

Modern Top Floor Apartment | Wonderfully Convenient Location Close to Middlebrook

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 2 bedroom apartment

+ Add to report

Holmebrook Drive, The Meadows

NO LONGER ADVERTISED LET AGREED

Marketed from 21 Jan 2023 to 31 Mar 2023 (69 days) by Entwistle Green, Bolton

\*\*ZERO DEPOSIT GUARANTEE AVAILABLE\*\* | First floor apartment | Two allocated parking spaces | Nex...

Sold price history:

[View](#)



£800 pcm

## 2 bedroom flat

+ Add to report

Lostock Lane, Lostock, Bolton, BL6

NO LONGER ADVERTISED LET AGREED

Marketed from 8 Dec 2022 to 10 Jan 2023 (33 days) by Northwood, Bolton

SITUATED NEXT TO MIDDLEBROOK | CLOSE TO MOTORWAY ACCESS | BALCONY OF THE LOUNGE | EN-SUITE TO MAS...

# 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: **Moved in within the last 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.



**LETPROPERTY**