

LET PROPERTY PACK

INVESTMENT INFORMATION

The Trinity, Bridgeman
Street, Bolton, BL3 6RS

209974579

 www.letproperty.co.uk





Property Description

Our latest listing is in The Trinity, Bridgeman Street, Bolton, BL3 6RS

Get instant cash flow of **£550** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£837** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

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...



The Trinity, Bridgeman Street, Bolton, BL3 6RS

209974579



Property Key Features

2 Bedroom

2 Bathroom

Has 2 Spacious Bathrooms

Spacious Room

Factor Fees: 121 Per Month

Ground Rent: 300 Per Year

Lease Length: 70 Years

Current Rent: £550

Market Rent: £837

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

| | |
|------------------|------------|
| 25% Deposit | £33,000.00 |
| SDLT Charge | £3,960 |
| Legal Fees | £1,000.00 |
| Total Investment | £37,960.00 |

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 £550 per calendar month but the potential market rent is

£ 837

| Returns Based on Rental Income | £550 | £837 |
|--------------------------------------|----------------|------------------|
| Mortgage Payments on £99,000.00 @ 5% | £412.50 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | 121 Per Month | |
| Ground Rent | 300 Per Year | |
| Letting Fees | £55.00 | £83.70 |
| Total Monthly Costs | £482.50 | £511.20 |
| Monthly Net Income | £67.50 | £325.80 |
| Annual Net Income | £810.00 | £3,909.60 |
| Net Return | 2.13% | 10.30% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,235.60**
Adjusted To

Net Return **5.89%**

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


Annual Net Income **£1,929.60**
Adjusted To

Net Return **5.08%**

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.




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


Hurst Street, Bolton, Lancashire, BL3


CURRENTLY ADVERTISED **SOLD STC**

Marketed from 12 Sep 2024 by Harrison's Estate Agents, Bolton

2 Bedroom Terrace | Kitchen/Diner | Fitted Bathroom | Being Sold with No Onward Chain | Rear Gard...

 Sold price history: [View](#)

 Floor plan: [View](#)




2 bedroom semi-detached house for sale [+ Add to report](#)

Duncombe Road, Bolton, BL3

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 2 Sep 2024 by Roe & Co Residential Sales, Bolton

Freehold property | Driveway for 3 cars | Prime location within Great Lever | Large rear garden |...

 Sold price history: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

+ Add to report

Lincoln House, Bolton, BL3

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Apr 2024 to 31 May 2024 (50 days) by Entwistle Green, Bolton

Available Now! | Spacious | 2 Double Bedrooms | Modern Kitchen | Modern Family Bathroom | Open Pl...



£900 pcm

2 bedroom bungalow

+ Add to report

Walker Avenue, Bolton, Greater Manchester, BL3

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Mar 2024 to 29 Apr 2024 (31 days) by Your Move, Walkden

True Semi Detached Bungalow | Newly Renovated | Two Double Bedrooms | Substantial Garden Space | ...

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.



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