

LET PROPERTY PACK

INVESTMENT INFORMATION

Thicketford Road, Bolton, BL2

210841416











Property Description

Our latest listing is in Thicketford Road, Bolton, BL2

Get instant cash flow of £750 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 8.0% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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







Thicketford Road, Bolton, BL2



Property Key Features

4 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: £2.00

Lease Length: 900

Current Rent: £750

Market Rent: £1,150

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









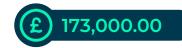
Initial Outlay





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£43,250.00**

SDLT Charge £5,190

Legal Fees £1,000.00

Total Investment £49,440.00

Projected Investment Return



£5,728.50

11.59%

1.150

£1,408.50

2.85%



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 £750 per calendar month but the potential market rent is

Annual Net Income

Net Return

	1	
Returns Based on Rental Income	£750	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	£2.00	
Letting Fees	£75.00	£115.00
Total Monthly Costs	£632.63	£672.63
Monthly Net Income	£117.38	£477.38

Return Stress Test Analysis Report





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

Annual Net Income

£3,428.50

Adjusted To

Net Return

6.93%

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

Annual Net Income

£3,157.50

Adjusted To

Net Return

6.39%

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 £130,000.



£130,000

2 bedroom terraced house for sale

+ Add to report

Thicketford Road, Tonge Moor

CURRENTLY ADVERTISED SOLD STC

Marketed from 14 Jun 2024 by Cardwells Sales, Lettings, Management & Commercial, Bolton



£130,000

3 bedroom terraced house for sale

+ Add to report

Thicketford Road, Bolton, BL2

NO LONGER ADVERTISED SOLD STC

Marketed from 31 Jan 2021 to 26 Jul 2022 (540 days) by Strike, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property**Management.



4 bedroom house

+ Add to report

Thicketford Road, Bolton, BL2

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Apr 2024 to 31 May 2024 (56 days) by Entwistle Green, Bolton

£1,300 pcm

4 bedroom property

+ Add to report

Moorcroft Gardens, Bolton ** Available Now **

CURRENTLY ADVERTISED

Marketed from 19 Sep 2024 by Harrisons Estate Agents, Bolton

£1,150 pcm

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: Moved in within the last 2 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.





Interested in this property investment?

Call us on **0141 478 0985**



Thicketford Road, Bolton, BL2



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.