

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Thicketford Road, Bolton,  
BL2

210841416

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





## 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...



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## 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







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

£ 173,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £43,250.00 |
| SDLT Charge      | £5,190     |
| Legal Fees       | £1,000.00  |
| Total Investment | £49,440.00 |

# 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 £750 per calendar month but the potential market rent is

£ 1,150

| 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                   | TBC              |                  |
| Ground Rent                           | £2.00            |                  |
| Letting Fees                          | £75.00           | £115.00          |
| <b>Total Monthly Costs</b>            | <b>£632.63</b>   | <b>£672.63</b>   |
| <b>Monthly Net Income</b>             | <b>£117.38</b>   | <b>£477.38</b>   |
| <b>Annual Net Income</b>              | <b>£1,408.50</b> | <b>£5,728.50</b> |
| <b>Net Return</b>                     | <b>2.85%</b>     | <b>11.59%</b>    |

# 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**.



£1,300 pcm

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



£1,150 pcm

4 bedroom property

+ Add to report

Moorcroft Gardens, Bolton \*\* Available Now \*\*

CURRENTLY ADVERTISED

Marketed from 19 Sep 2024 by Harrison's Estate Agents, 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**

 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**