

LET PROPERTY PACK

INVESTMENT INFORMATION

Brook Hey Avenue, Bolton,
BL3 2EQ

211112243

 www.letproperty.co.uk





Property Description

Our latest listing is in Brook Hey Avenue, Bolton, BL3 2EQ

Get instant cash flow of **£825** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£1,182** which would provide the investor a Gross Yield of **6.7%** 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...



Brook Hey Avenue,
Bolton, BL3 2EQ

211112243



Property Key Features

3 Bedroom

1 Bathroom

Spacious Backyard

Spacious Room

Factor Fees: TBC

Ground Rent: £4.75 year

Lease Length: 900 Years

Current Rent: £825

Market Rent: £1,182

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £212,000.00 and borrowing of £159,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 212,000.00

25% Deposit	£53,000.00
SDLT Charge	£6,360
Legal Fees	£1,000.00
Total Investment	£60,360.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 1,182

Returns Based on Rental Income	£825	£1,182
Mortgage Payments on £159,000.00 @ 5%	£662.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£4.75 year	
Letting Fees	£82.50	£118.20
Total Monthly Costs	£760.00	£795.70
Monthly Net Income	£65.00	£386.30
Annual Net Income	£780.00	£4,635.60
Net Return	1.29%	7.68%

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 **£2,271.60**
Adjusted To

Net Return **3.76%**

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


Annual Net Income **£1,455.60**
Adjusted To

Net Return **2.41%**

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 £190,000.



3 bedroom terraced house for sale


Greenland Road, Bolton, Greater Manchester, BL3 2EG

CURRENTLY ADVERTISED

Marketed from 9 Sep 2024 by Miller Metcalfe, Bolton

Three Bedrooms | Popular Location | Offered with no onward chain | Two reception rooms

£190,000



[View floor plan](#)


Sold price history: [View](#)

30/08/2007	£123,000
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EPC: [View](#)

(Approx.) Sqft: **1,292 sq ft** Price (£) per sqft: **£147.10**

[+ Add to report](#)



3 bedroom semi-detached house for sale

Seymour Grove, Farnworth, BL4

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 17 Jul 2024 by Roe & Co Residential Sales, Bolton

Vastly extended to the rear | South facing large rear garden | Two reception rooms & large kitch...


£190,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house [+ Add to report](#)

Beehive Mill, Bolton, BL3

NO LONGER ADVERTISED **LET AGREED**

Marketed from 29 Feb 2024 to 29 Feb 2024 by Simple Life, Simple Life


Car parking space | Security alarm | Dishwasher | Fridge-freezer | Washing/drying machine | Moder...

💡 EPC: [View](#)

(Approx.) Sqft: **850 sq ft** Price (£) per sqft: **£1.29**

[View floor plan](#)

£1,100 pcm



3 bedroom terraced house [+ Add to report](#)

Plodder Lane, Bolton

NO LONGER ADVERTISED **LET AGREED**

Marketed from 11 Jan 2024 to 11 Mar 2024 (59 days) by Dwell & Co, Bolton

3 bedroom terrace property | Convenient location | 2 reception rooms | Double glazed and GCH | Av...

£1,100 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**

 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 more than 5 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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