

LET PROPERTY PACK

INVESTMENT INFORMATION

Waterside Gardens, Bolton, BL1

211084047











Property Description

Our latest listing is in Waterside Gardens, Bolton, BLI

Get instant cash flow of £800 per calendar month with a 7.3% Gross Yield for investors.

This property has a potential to rent for £930 which would provide the investor a Gross Yield of 8.5% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Waterside Gardens, Bolton, BL1



2 bedroom

1 bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: £85 pm

Ground Rent: TBC

Lease Length: 131 years

Current Rent: £800

Market Rent: £930

211084047

Lounge





Kitchen





Bedrooms





Bathroom





Exterior









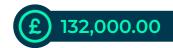
Initial Outlay





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



25% Deposit **£33,000.00**

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

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 £800 per calendar month but the potential market rent is

	070
(た)	930

Returns Based on Rental Income	£800	£930
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£85.00	
Ground Rent	ТВС	
Letting Fees	£80.00	£93.00
Total Monthly Costs	£592.50	£605.50
Monthly Net Income	£207.50	£324.50
Annual Net Income	£2,490.00	£3,894.00
Net Return	6.11%	9.56%

Return Stress Test Analysis Report





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

Annual Net Income

£2,034.00

Adjusted To

Net Return

4.99%

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

Annual Net Income

£1,914.00

Adjusted To

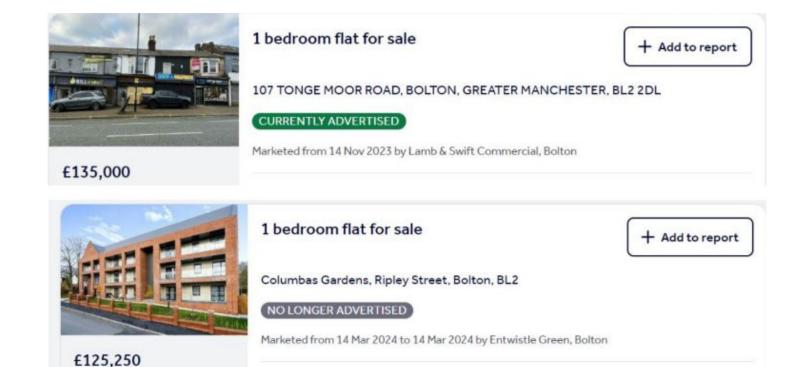
Net Return

4.70%

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 £135,000.



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**.



£1,100 pcm

1 bedroom apartment

+ Add to report

Spot, Bolton

NO LONGER ADVERTISED LET

LET AGREED

Marketed from 3 Feb 2023 to 4 Mar 2024 (395 days) by Livingway Team Ltd, Livingway



£995 pcm

1 bedroom flat

+ Add to report

Media City, Michigan Point Tower A., 9 Michigan Avenue, Salford, M50

NO LONGER ADVERTISED

Marketed from 18 Jun 2024 to 21 Jul 2024 (32 days) by X1 Sales and Lettings, Salford

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: 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**



Waterside Gardens, Bolton, BL1



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.