

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Waterside Gardens, Bolton,  
BL1 8WB

211084062

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





## Property Description

Our latest listing is in Waterside Gardens, Bolton, BL1 8WB

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 **£907** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

**The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Lounge**

**Good Condition**

**Factor Fees: £85**

**Ground Rent: £167**

**Lease Length: 150**

**Current Rent: £800**

**Market Rent: £907**

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# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £132,000 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



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 907

Returns Based on Rental Income	£800	£907
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£85	
Ground Rent	£167	
Letting Fees	£80.00	£90.70
<b>Total Monthly Costs</b>	<b>£1,549.58</b>	<b>£1,560.28</b>
<b>Monthly Net Income</b>	<b>-£749.58</b>	<b>-£653.28</b>
<b>Annual Net Income</b>	<b>-£8,994.96</b>	<b>-£7,839.36</b>
<b>Net Return</b>	<b>-23.70%</b>	<b>-20.65%</b>

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      **-£9,653.36**  
Adjusted To

Net Return                      **-25.43%**

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

Annual Net Income      **-£9,554.40**  
Adjusted To

Net Return                      **-25.17%**

# 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.



**£135,000**

## 1 bedroom flat for sale

[+ Add to report](#)

107 TONGE MOOR ROAD, BOLTON, GREATER MANCHESTER, BL2 2DL

**CURRENTLY ADVERTISED**

Marketed from 14 Nov 2023 by Lamb & Swift Commercial, Bolton



**£125,000**

## 1 bedroom apartment for sale

[+ Add to report](#)

Holden Mill Blackburn Road, Bolton, BL1

**CURRENTLY ADVERTISED**

Marketed from 3 Sep 2024 by Purplebricks, covering Bolton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

## 1 bedroom apartment

+ Add to report

Spot, 124 Deansgate

NO LONGER ADVERTISED

Marketed from 11 Oct 2024 to 14 Oct 2024 (2 days) by Livingway Team Ltd, Livingway



£1,150 pcm

## 1 bedroom apartment

+ Add to report

Spot, Bolton






CURRENTLY ADVERTISED

Marketed from 28 Oct 2024 by Livingway Team Ltd, Livingway

# 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: **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.



Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

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

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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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