

LET PROPERTY PACK

INVESTMENT INFORMATION

Bailey Lane, Bolton, BL2
5EN

210548078

 www.letproperty.co.uk





Property Description

Our latest listing is in Bailey Lane, Bolton, BL2 5EN

Get instant cash flow of **£725** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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5EN

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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Garden Grounds

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £725

Market Rent: £1,150

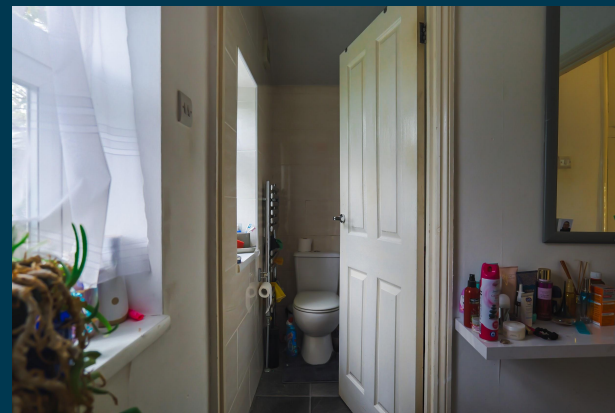
Lounge



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£4,650
Legal Fees	£1,000.00
Total Investment	£44,400.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£725	£1,150
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£72.50	£115.00
Total Monthly Costs	£571.88	£614.38
Monthly Net Income	£153.13	£535.63
Annual Net Income	£1,837.50	£6,427.50
Net Return	4.14%	14.48%

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 **£4,127.50**
Adjusted To

Net Return **9.30%**

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

Annual Net Income **£4,102.50**
Adjusted To

Net Return **9.24%**

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 £320,000.



£320,000

6 bedroom house for sale

Bailey Lane, Bolton, Greater Manchester, BL2

+ Add to report

NO LONGER ADVERTISED SOLD STC

SIX DOUBLE BED EX MANOR HOUSE SET OVER 4 STOREYS | FOR SALE BY MODERN METHOD OF AUCTION | INTERNA...

Marketed from 25 Nov 2022 to 23 Mar 2023 (117 days) by Miller Metcalfe, Bolton



£249,999

3 bedroom semi-detached house for sale

Bailey Lane, Bolton

+ Add to report

NO LONGER ADVERTISED SOLD STC

GG ESTATES PRESENTS. | LARGE WRAP A ROUND PLOT | 3 DOUBLE BEDROOMS (4th POSSIBLE). | 3 RECEPTION ...

SOLD PRICE HISTORY

3 Aug 2023	£240,000
22 Mar 2023	£333,000
16 May 2016	£285,000



Floorplan

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

2 bedroom cottage

+ Add to report

Top O'Th Knotts Farm, Tottington Road, Hawrood

NO LONGER ADVERTISED

Marketed from 7 Sep 2023 to 29 Sep 2023 (22 days) by Pearson Ferrier, Ramsbottom

stone built cottage | two large bedrooms both ensuite | stunning rural setting | superb views | p...



£1,200 pcm

2 bedroom semi-detached house

+ Add to report

Barnacre Avenue, Bolton, BL2

NO LONGER ADVERTISED






Marketed from 2 Sep 2024 to 17 Sep 2024 (14 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2211455

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: **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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