

LET PROPERTY PACK

INVESTMENT INFORMATION

Broom Avenue, Leigh, WN7

205308704











Property Description

Our latest listing is in Broom Avenue, Leigh, WN7

Get instant cash flow of £600 per calendar month with a 5.4% Gross Yield for investors.

This property has a potential to rent for £779 which would provide the investor a Gross Yield of 7.1% 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...







Broom Avenue, Leigh, WN7



Property Key Features

2 BEDROOMS

1 BATHROOM

Spacious Rooms

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £779

205308704

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









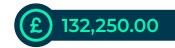
Initial Outlay





Figures based on assumed purchase price of £132,250.00 and borrowing of £99,187.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£33,062.50**

SDLT Charge £3,968

Legal Fees £1,000.00

Total Investment £38,030.00

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 £600 per calendar month but the potential market rent is



Returns Based on Rental Income	£600	£779
Mortgage Payments on £99,187.50 @ 5%	£413.28	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£60.00	£77.90
Total Monthly Costs	£488.28	£506.18
Monthly Net Income	£111.72	£272.82
Annual Net Income	£1,340.63	£3,273.83
Net Return	3.53%	8.61%

Return Stress Test Analysis Report





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

Annual Net Income

£1,715.83

Adjusted To

Net Return

4.51%

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

Annual Net Income

£1,290.08

Adjusted To

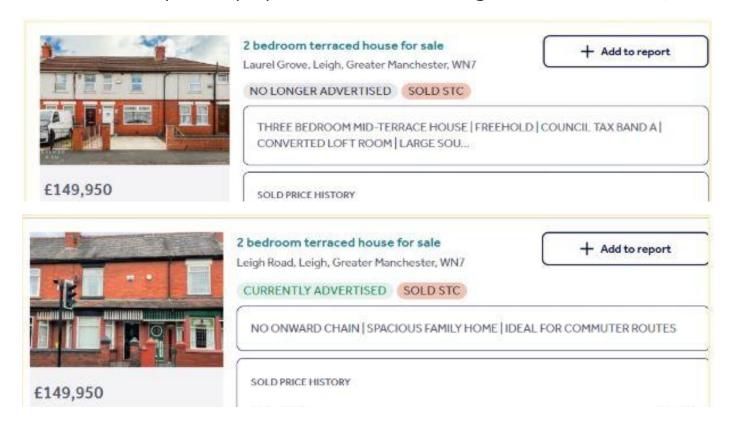
Net Return

3.39%

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 £149,950.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm



£850 pcm

2 bedroom terraced house

+ Add to report

Leigh Road, Leigh, Greater Manchester ** Available Now **

NO LONGER ADVERTISED LET AGREED

Marketed from 23 Aug 2024 to 13 Sep 2024 (20 days) by Harrisons Estate Agents, Bolton

2 bedroom terraced house

+ Add to report

Isherwood Street, Leigh, WN7

NO LONGER ADVERTISED LET AGREED

Marketed from 22 Apr 2024 to 12 Jun 2024 (51 days) by Price and Co, Westhoughton

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: 5 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**



Broom Avenue, Leigh, WN7



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.