

LET PROPERTY PACK

INVESTMENT INFORMATION

Walmesley Road, Leigh,
WN7 1XN

212438287

 www.letproperty.co.uk





Property Description

Our latest listing is in Walmesley Road, Leigh, WN7 1XN

Get instant cash flow of **£895** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£932** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

The property has long term tenants currently situated, and located within a prime rental location in Leigh. 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...



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Property Key Features

3 bedrooms

1 bathroom

Good Condition

Easy access to local amenities

Factor Fees: TBC

Ground Rent: £3/5

Lease Length: 999

Current Rent: £895

Market Rent: £932

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 178,000.00

25% Deposit	£44,500.00
SDLT Charge	£5,340
Legal Fees	£1,000.00
Total Investment	£50,840.00

Projected Investment Return



The monthly rent of this property is currently set at £895 per calendar month but the potential market rent is

£ 932



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.



Returns Based on Rental Income	£895	£932
Mortgage Payments on £133,500.00 @ 5%	£556.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£45,415.00	
Letting Fees	£89.50	£93.20
Total Monthly Costs	£46,075.75	£46,079.45
Monthly Net Income	-£45,180.75	-£45,147.45
Annual Net Income	-£542,169.00	-£541,769.40
Net Return	-1066.42%	-1065.64%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£543,633.40**

Net Return **-1069.30%**

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


Annual Net Income Adjusted To **£540.60**

Net Return **1.06%**

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 £205,000.



3 bedroom end of terrace house for sale [+ Add to report](#)


Avon Street, Leigh, Greater Manchester, WN7

NO LONGER ADVERTISED **SOLD STC**

Marketed from 27 Nov 2023 to 10 Jul 2024 (225 days) by Cooke & Company, Leigh

BEAUTIFULLY PRESENTED THROUGHOUT | NO ONWARD CHAIN | CLOSE TO LOCAL SCHOOLS

£205,000



3 bedroom end of terrace house for sale [+ Add to report](#)

Hanover Street, Leigh, WN7

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Sep 2023 to 15 May 2024 (251 days) by Balmer & Co, Atherton


THREE BEDROOM SEMI-DETACHED HOUSE | NO ONWARD CHAIN | FREEHOLD | COUNCIL TAX BAND B | ALL NEW WIN...

£200,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

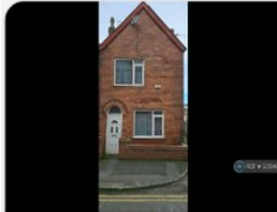
3 bedroom end of terrace house + Add to report

Twist Lane, Leigh, Greater Manchester, WN7

NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Sep 2024 to 5 Nov 2024 (61 days) by King Property Management, St Helens

Large three bed end of terrace | Two large reception rooms | Family bathroom and two en-suite | T...



£990 pcm

3 bedroom end of terrace house + Add to report

Thirlmere Street, Leigh, WN7

CURRENTLY ADVERTISED






Marketed from 16 Nov 2024 by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2252422

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: **3 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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