

LET PROPERTY PACK

INVESTMENT INFORMATION

Prestwood Close, Bolton,
BL1

210666413

 www.letproperty.co.uk





Property Description

Our latest listing is in Prestwood Close, Bolton, BL1

Get instant cash flow of **£750** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **4.8%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



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BL1

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Property Key Features

3 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: £750

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£57,000.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£750	£800
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	freehold	
Letting Fees	£75.00	£80.00
Total Monthly Costs	£715.00	£720.00
Monthly Net Income	£35.00	£80.00
Annual Net Income	£420.00	£960.00
Net Return	0.74%	1.68%

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 **-£640.00**
Adjusted To

Net Return **-1.12%**

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


Annual Net Income **-£2,040.00**
Adjusted To

Net Return **-3.58%**

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 £220,000.00.



3 bedroom semi-detached house for sale [+ Add to report](#)


Stanley Road, Bolton, Greater Manchester, BL1 5LA

CURRENTLY ADVERTISED

Marketed from 3 Sep 2024 by Miller Metcalfe, Bolton

Modern Fittings and Fixtures Throughout | Turn-Key Condition | Driveway Parking | Downstairs WC |...

£220,000



[View floor plan](#)

Sold price history: [View](#)

23/02/2024	£156,000
25/03/2009	£84,000

EPC: [View](#)

(Approx.) Sqft: **807 sq ft** Price (€) per sqft: **€272.52**



3 bedroom terraced house for sale [+ Add to report](#)

Church Road, Bolton, Greater Manchester, BL1 6HH

NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 May 2024 to 1 Oct 2024 (136 days) by Miller Metcalfe, Bolton


Welcome to this charming three-bedroom terrace property, offering comfortable and contemporary E...

£220,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.




3 bedroom house [+ Add to report](#)

Gilnow Gardens, BL1


NO LONGER ADVERTISED **LET AGREED**

Marketed from 11 Nov 2023 to 21 Dec 2023 (40 days) by Entwistle Green, Bolton

Available soon | 2 Double Bedrooms | 1 single bedroom | Spacious rear garden | Parking | Modern K...

 EPC: [View](#)

(Approx.) Sqft: **926 sq ft** Price (£) per sqft: **£0.86**



3 bedroom semi-detached house [+ Add to report](#)

Park Road, Bolton

NO LONGER ADVERTISED






Marketed from 1 Nov 2022 to 25 Nov 2022 (23 days) by Greenco, Salford

Greenco Properties are delighted to offer for let this lovely 3 bedroom semi-detached home in Bol...

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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