


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...



Prestwood Close, Bolton,
BL1

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Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Lounge and Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 944 years

Current Rent: £750

Market Rent: £800

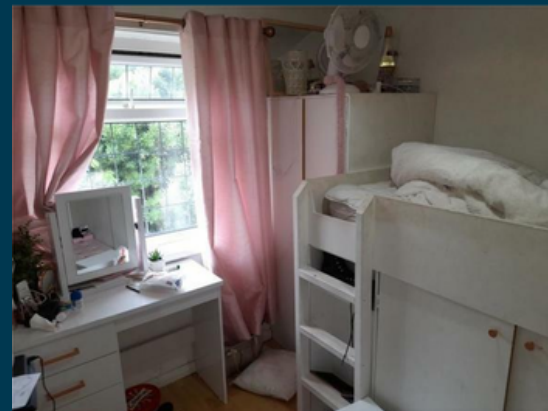
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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	£ 10,000
Legal Fees	£ 1,000.00
Total Investment	£61,000.00

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 £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	TBC	
Ground Rent	TBC	
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	0.69%	1.57%

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	-1.05%

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

Annual Net Income	-£2,040.00
Adjusted To	
Net Return	-3.34%

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.



£220,000

6 bedroom terraced house for sale

+ Add to report

Waldeck Street, Bolton

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Jun 2023 to 16 May 2024 (336 days) by Open House Estate Agents, Bolton



£210,000

3 bedroom terraced house for sale

+ Add to report

Hughes Street, Bolton, BL1



NO LONGER ADVERTISED

Marketed from 23 Nov 2023 to 23 May 2024 (181 days) by The Purple Property Shop, Bolton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,350 pcm</p>	<p>3 bedroom flat</p> <p>Battenbarg Road, Bolton, BL1</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 4 Sep 2024 to 28 Oct 2024 (53 days) by OpenRent, London</p> <p>No Agent Fees Students Can Enquire Bills Included Property Reference Number: 2214777</p> <p>+ Add to report</p>
 <p>£1,200 pcm</p>	<p>3 bedroom semi-detached house</p> <p>Shepherd Cross Street, Halliwell, Bolton</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 22 Jan 2025 to 5 Feb 2025 (14 days) by Manhattan Estates, Bolton</p> <p>+ Add to report</p>

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.



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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.



LETPROPERTY