

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Garden Vale, Leigh, WN7  
5SY

212242528

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Garden Vale, Leigh, WN7 5SY

Get instant cash flow of **£450** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£637** which would provide the investor a Gross Yield of **11.1%** 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...**



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## Property Key Features

**1 bedroom**

**1 bathroom**

**Good Condition**

**Likely to attract enquiries from  
Serious Investors & Developers**

**Factor Fees: £211**

**Ground Rent: £150**

**Lease Length: 232**

**Current Rent: £450**

**Market Rent: £637**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 69,000.00

|                         |                   |
|-------------------------|-------------------|
| 25% Deposit             | £17,250.00        |
| SDLT Charge             | £2,070            |
| Legal Fees              | £1,000.00         |
| <b>Total Investment</b> | <b>£20,320.00</b> |

# Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 637



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       | £450            | £637             |
|--------------------------------------|-----------------|------------------|
| Mortgage Payments on £51,750.00 @ 5% | £215.63         |                  |
| Est. Building Cover (Insurance)      | £15.00          |                  |
| Approx. Factor Fees                  | £211.00         |                  |
| Ground Rent                          | £1.50           |                  |
| Letting Fees                         | £45.00          | £63.70           |
| <b>Total Monthly Costs</b>           | <b>£488.13</b>  | <b>£506.83</b>   |
| <b>Monthly Net Income</b>            | <b>-£38.13</b>  | <b>£130.18</b>   |
| <b>Annual Net Income</b>             | <b>-£457.50</b> | <b>£1,562.10</b> |
| <b>Net Return</b>                    | <b>-2.25%</b>   | <b>7.69%</b>     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£288.10**  
Adjusted To

Net Return                      **1.42%**

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

Annual Net Income      **£545.10**  
Adjusted To

Net Return                      **2.68%**



# 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 £74,950.



£74,950

## 1 bedroom apartment for sale

+ Add to report

Garden Vale, Leigh, Greater Manchester, WN7

NO LONGER ADVERTISED

Marketed from 10 Feb 2023 to 7 Aug 2024 (543 days) by Cooke & Company, Leigh

IDEAL FIRST PURCHASE | NO ONWARD CHAIN



£70,000

## 1 bedroom apartment for sale

+ Add to report

Bougey Street, Leigh, WN7

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Mar 2024 to 5 Dec 2024 (273 days) by Ashtons Estate Agency, Leigh

First floor self contained apartment | Offered with tenant in situ | Conveniently located for Lei...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



**1 bedroom flat** + Add to report

62 Railway Road, Leigh **\*\*Available Now\*\***

**CURRENTLY ADVERTISED**

Marketed from 12 Dec 2024 by Harrisons Estate Agents, Bolton

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AVAILABLE NOW | 1 BEDROOMS | FIRST FLOOR APARTMENT | OPEN PLAN KITCHEN/LOUNGE

**£675 pcm**



**1 bedroom flat** + Add to report

Bradshawgate, Leigh

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 7 Jan 2024 to 24 Jan 2024 (16 days) by Grovewell, Manchester

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Grovewell are pleased to offer for let this 1 bedroom first-floor flat on Bradshawgate, Leigh.

**£650 pcm**

# 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: **Moved in within the last 2 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.



**LETPROPERTY**