

LET PROPERTY PACK

INVESTMENT INFORMATION

Tottington Road, Bury, BL8
ITA

213805944

 www.letproperty.co.uk





Property Description

Our latest listing is in Tottington Road, Bury, BL8 1TA

Get instant cash flow of **£795** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **6.4%** 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...



Tottington Road, Bury,
BL8 1TA

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Property Key Features

2 bedrooms

1 bathroom

Three Piece Bathroom

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £795

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £178,250.00 and borrowing of £133,687.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 178,250.00

25% Deposit	£44,562.50
SDLT Charge	£8,913
Legal Fees	£1,000.00
Total Investment	£54,475.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£795	£950
Mortgage Payments on £133,687.50 @ 5%	£557.03	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£79.50	£95.00
Total Monthly Costs	£651.53	£667.03
Monthly Net Income	£143.47	£282.97
Annual Net Income	£1,721.63	£3,395.63
Net Return	3.16%	6.23%

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 **£1,495.63**
Adjusted To

Net Return **2.75%**

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

Annual Net Income **£721.88**
Adjusted To

Net Return **1.33%**

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

2 bedroom terraced house for sale

+ Add to report

Wash Terrace, Bury

NO LONGER ADVERTISED

Marketed from 20 May 2024 to 20 Aug 2024 (91 days) by Cardwells Sales, Lettings, Management & Commercial, Bury



£220,000

2 bedroom terraced house for sale

+ Add to report

Bolholt Terrace, Bury, Greater Manchester, BL8

NO LONGER ADVERTISED

Marketed from 11 Jul 2023 to 25 Jul 2023 (13 days) by Your Move, Bury

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

2 bedroom terraced house

Tottington Road, Bury

CURRENTLY ADVERTISED

Marketed from 27 Dec 2024 by Open House Estate Agents, Bolton

+ Add to report



£925 pcm

2 bedroom terraced house

Byrom Street, Bury, Greater Manchester, BL8

CURRENTLY ADVERTISED

LET AGREED






Marketed from 8 Jan 2025 by Harrison Lettings and Management, Bury

+ Add to report

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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