

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Tottington Road, Bury, BL8 ITA

213805944











## **Property Description**

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

Get instant cash flow of £750 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 6.6% 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



2 Bedrooms

1 Bathroom

Three Piece Bathroom

**Spacious Rooms** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: 923 years

Current Rent: £750

Market Rent: £950

# Lounge









# Kitchen





# Bedrooms









# Bathroom





## **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£43,000.00** 

SDLT Charge £9,540

Legal Fees £1,000.00

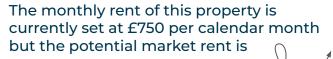
Total Investment £53,540.00

## **Projected Investment Return**





Our industry leading letting agency Let Property Management can provide advice on achieving full market rent.





Returns Based on Rental Income	£750	£950
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£75.00	£95.00
Total Monthly Costs	£627.50	£647.50
Monthly Net Income	£122.50	£302.50
Annual Net Income	£1,470.00	£3,630.00
Net Return	2.75%	<b>6.78</b> %

## Return Stress Test Analysis Report





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

Annual Net Income

£1,730.00

Adjusted To

Net Return

3.23%

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

Annual Net Income

£1,050.00

Adjusted To

Net Return

1.96%

## 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.



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



+ 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



£220,000

### **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**.



2 bedroom terraced house

+ Add to report

Tottington Road, Bury

**CURRENTLY ADVERTISED** 

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

£975 pcm



2 bedroom terraced house

Add to report

Byrom Street, Bury, Greater Manchester, BL8

CURRENTLY ADVERTISED

LET AGREED

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

£925 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



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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Tottington Road, Bury, BL8 1TA



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.