

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Tottington Road, Bury, BL8  
ITA

213805944

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





## 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

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## Property Key Features

**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







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

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£9,540
Legal Fees	£1,000.00
Total Investment	£53,540.00

# Projected Investment Return



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

£ 950



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	TBC	
Ground Rent	TBC	
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%	6.78%

# 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.



£220,000

## 2 bedroom terraced house for sale

Wash Terrace, Bury

NO LONGER ADVERTISED

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

+ Add to report



£220,000

## 2 bedroom terraced house for sale

Bolholt Terrace, Bury, Greater Manchester, BL8

NO LONGER ADVERTISED

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

+ Add to report

# 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**



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**