

LET PROPERTY PACK

INVESTMENT INFORMATION

Bury Road, Bury, BL8 3DX

214098500

 www.letproperty.co.uk





Property Description

Our latest listing is in Bury Road, Bury, BL8 3DX

Get instant cash flow of **£950** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£985** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Bury Road, Bury, BL8 3DX

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Property Key Features

2 Bedrooms

1 Bathroom

Three Piece Bathroom

Well-Maintained Property

Factor Fees: TBC

Ground Rent: £9.00 PM

Lease Length: 848 years

Current Rent: £950

Market Rent: £985

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£10,380
Legal Fees	£1,000.00
Total Investment	£57,380.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 985



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



Returns Based on Rental Income	£950	£985
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£9.00	
Letting Fees	£95.00	£98.50
Total Monthly Costs	£694.00	£697.50
Monthly Net Income	£256.00	£287.50
Annual Net Income	£3,072.00	£3,450.00
Net Return	5.35%	6.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,480.00**
Adjusted To

Net Return **2.58%**

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

Annual Net Income **£798.00**
Adjusted To

Net Return **1.39%**

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 £190,000.



£190,000

2 bedroom terraced house for sale

+ Add to report

Bury Road, Tottington, Bury, BL8

CURRENTLY ADVERTISED SOLD STC

Marketed from 4 Aug 2022 by JonSimon Estate Agents, Ramsbottom

Impressive two double bedroom stone mid-terrace in Tottington | Brand new roof | Vestibule & Spac...



£185,000

2 bedroom terraced house for sale

+ Add to report

Bury Road, Tottington, Bury, Greater Manchester, BL8 3DX

CURRENTLY ADVERTISED SOLD STC

Marketed from 14 Mar 2025 by Miller Metcalfe, Bury

Stone built cottage | Extended dine in kitchen | Highly sought after area | Close to schools

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house [+ Add to report](#)


Wood Street, Bury, BL8

NO LONGER ADVERTISED **LET AGREED**

Marketed from 23 Oct 2024 to 10 Dec 2024 (47 days) by Belvoir, Bury

NEWLY REFURBISHED - TWO BEDROOMS - GREAT LOCATION - FITTED KITCHEN - PRIVATE BACK YARD - CALL BEL...

£1,000 pcm



2 bedroom terraced house [+ Add to report](#)

Spencer Street, Bury, Greater Manchester, BL8

NO LONGER ADVERTISED **LET AGREED**

Marketed from 5 Apr 2018 to 16 Sep 2024 (2356 days) by Harrison Lettings and Management', Bury






Recently refurbished terrace property | beautiful condition | well presented with brand new floor...

£995 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: **2 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.



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