


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cromer Avenue, Bolton,  
BL2 2RB

213938517

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





## Property Description

Our latest listing is in Cromer Avenue, Bolton, BL2 2RB

Get instant cash flow of **£585** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£808** which would provide the investor a Gross Yield of **6.5%** 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

**2 Bedrooms**

**1 Bathroom**

**Good Condition**

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

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £585**

**Market Rent: £808**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 149,000.00

25% Deposit	£37,250.00
SDLT Charge	£7,450
Legal Fees	£1,000.00
Total Investment	£45,700.00

# Projected Investment Return



The monthly rent of this property is currently set at £585 per calendar month but the potential market rent is

£ 808



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	£585	£808
Mortgage Payments on £111,750.00 @ 5%	£465.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£58.50	£80.80
Total Monthly Costs	£539.13	£561.43
Monthly Net Income	£45.88	£246.58
Annual Net Income	£550.50	£2,958.90
Net Return	1.20%	6.47%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,342.90**  
Adjusted To

Net Return                      **2.94%**

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

Annual Net Income      **£723.90**  
Adjusted To

Net Return                      **1.58%**

# 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 £155,000.



£155,000

## 2 bedroom terraced house for sale

+ Add to report

Singleton Avenue, BOLTON, Lancashire, BL2

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Sep 2024 by Entwistle Green, Bolton

Welcome to this beautifully modernised 2-bedroom terraced family home that epitomizes modern livi...



£150,000

## 2 bedroom end of terrace house for sale

+ Add to report

Parkdale Road, Bolton, BL2

CURRENTLY ADVERTISED

SOLD STC

Marketed from 9 Dec 2024 by Wilcox Estate Agents, Bolton

Turnkey condition two double bedroom end terrace with loft room | Good sized kitchen/diner | Larg...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

## 2 bedroom terraced house

Tonge Moor Road, Bolton, BL2

NO LONGER ADVERTISED

Marketed from 31 Jan 2024 to 2 Feb 2024 (1 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1941243

+ Add to report



£820 pcm

## 2 bedroom terraced house

Ryefield Street, Bolton

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 May 2024 to 7 Aug 2024 (89 days) by Eric Clarke, Bolton

An attractive terraced house | 2 Bedrooms | Close to transport links into both Bolton and Manches...

+ 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**