

LET PROPERTY PACK

INVESTMENT INFORMATION

Lingard Street, Leigh, WN7

215081432

 www.letproperty.co.uk





Property Description

Our latest listing is in Lingard Street, Leigh, WN7.

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£825** 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...



Lingard Street, Leigh,
WN7

215081432



Property Key Features

2 bedrooms

1 bathroom

Garden Ground Space

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 865 years

Current Rent: £750

Market Rent: £825

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 £750 per calendar month but the potential market rent is

£ 825



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	£750	£825
Mortgage Payments on £111,750.00 @ 5%	£465.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£82.50
Total Monthly Costs	£555.63	£563.13
Monthly Net Income	£194.38	£261.88
Annual Net Income	£2,332.50	£3,142.50
Net Return	5.10%	6.88%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,492.50**
Adjusted To

Net Return **3.27%**

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

Annual Net Income **£907.50**
Adjusted To

Net Return **1.99%**

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 £144,950.



3 bedroom terraced house for sale + Add to report

Lingard Street, Leigh, WN7

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Jun 2023 to 28 Sep 2023 (99 days) by Strike, Manchester

£144,950

QUALITY REFURBISHED PROPERTY IN A GREAT LOCATION



2 bedroom terraced house for sale + Add to report

Lingard Street, Leigh, Greater Manchester, WN7

NO LONGER ADVERTISED **SOLD STC**

Marketed from 23 Oct 2023 to 5 Jun 2024 (226 days) by Cooke & Company, Leigh

£139,995

QUALITY REFURBISHED PROPERTY IN A GREAT LOCATION

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 house

+ Add to report

Mather House, Mather Lane, Leigh

NO LONGER ADVERTISED

Marketed from 18 Aug 2023 to 26 Sep 2023 (38 days) by Casa Sales & Lettings, Leigh

CASA SALES & LETTINGS LEIGH 01942 625000



£875 pcm

2 bedroom end of terrace house

+ Add to report

Brideoake Street, Leigh

CURRENTLY ADVERTISED

LET AGREED

Marketed from 16 Jan 2025 by Arc Homes, Atherton

ARC HOMES 01942 625000

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: **Moved in within the last 2 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.

