

LET PROPERTY PACK

INVESTMENT INFORMATION

Crown Lane, Bolton, BL6

214268821

 www.letproperty.co.uk





Property Description

Our latest listing is in Crown Lane, Bolton, BL6

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge and Hallway

Fully-Equipped Kitchen

Factor Fees: TBC

Ground Rent: £0.33 PM

Lease Length: 880 years

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£10,800
Legal Fees	£1,000.00
Total Investment	£59,300.00

Projected Investment Return



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



Returns Based on Rental Income	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£0.33
Letting Fees	£115.00
Total Monthly Costs	£724.08
Monthly Net Income	£425.92
Annual Net Income	£5,111.04
Net Return	8.62%

Return Stress Test Analysis Report



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

Annual Net Income **£2,811.04**
Adjusted To

Net Return **4.74%**

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

Annual Net Income **£2,265.00**
Adjusted To

Net Return **3.82%**

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 £215,000.



£215,000

3 bedroom terraced house for sale

[+ Add to report](#)

Crown Lane, Horwich

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jul 2024 to 28 Oct 2024 (89 days) by Regency Estates, Horwich



£190,000

2 bedroom terraced house for sale

[+ Add to report](#)

Crown Lane, Horwich, Bolton, BL6

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Aug 2023 to 12 Apr 2024 (252 days) by Lancasters Estate Agents, Bolton

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom detached house

[+ Add to report](#)

Alderbank, Horwich Bolton

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2025 to 14 Apr 2025 (39 days) by Redman Casey, Horwich

£1,200 pcm



4 bedroom detached house

[+ Add to report](#)

Alderbank, Horwich Bolton

NO LONGER ADVERTISED

Marketed from 21 Nov 2024 to 21 Jan 2025 (60 days) by Redman Casey, Horwich

£1,200 pcm



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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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