

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Crown Lane, Bolton, BL6

214268821

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





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

Crown Lane, Horwich

NO LONGER ADVERTISED

SOLD STC

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

+ Add to report



£190,000

## 2 bedroom terraced house for sale

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

+ Add to report

# 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**.



£1,200 pcm

## 4 bedroom detached house

Alderbank, Horwich Bolton

NO LONGER ADVERTISED

LET AGREED

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

+ Add to report



£1,200 pcm

## 4 bedroom detached house

Alderbank, Horwich Bolton

NO LONGER ADVERTISED

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

+ Add to report





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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**