

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bradford Street, Bolton,  
BL2

222387230

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





## Property Description

Our latest listing is in Bradford Street, Bolton, BL2

Get instant cash flow of **£1,650** per calendar month with a **6.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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## Property Key Features

**4 bedroom HMO**

**2 bathroom**

**Spacious Kitchen**

**Good Condition**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 827 years**

**Current Rent: £1,650**

# Kitchen

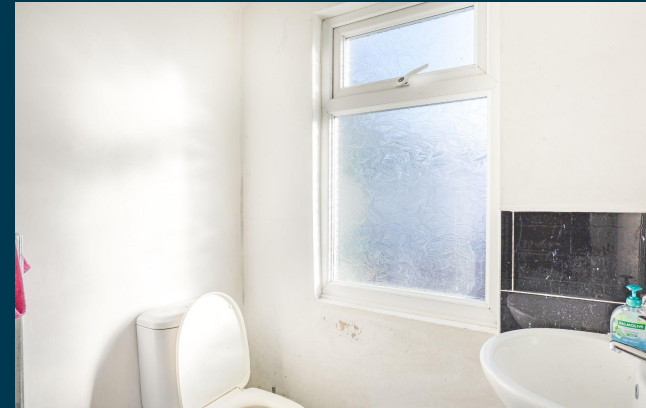




# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £194,000.00 and borrowing of £145,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 194,000.00

25% Deposit	£48,500.00
SDLT Charge	£11,080
Legal Fees	£1,000.00
Total Investment	£60,580.00



# Projected Investment Return



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



The monthly rent of this property is currently set at £1,650 per calendar month.

Returns Based on Rental Income	£1,650
Mortgage Payments on £145,500.00 @ 5%	£606.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£165.00
Total Monthly Costs	£786.25
Monthly Net Income	£863.75
Annual Net Income	£10,365.00
Net Return	17.11%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£7,065.00**  
Adjusted To

Net Return                      **11.66%**

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

Annual Net Income      **£7,455.00**  
Adjusted To

Net Return                      **12.31%**

# 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

## 4 bedroom terraced house for sale

Widmore Road, LIVERPOOL, Merseyside, L25

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Feb 2025 to 3 Sep 2025 (201 days) by Entwistle Green, Allerton

+ Add to report



£175,000

## 4 bedroom terraced house for sale

Lee Vale Road, Gateacre, L25

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 May 2025 by Atlas Estate Agents, Liverpool

+ Add to report



# Current Tenant Profile



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.



**LETPROPERTY**