

LET PROPERTY PACK

INVESTMENT INFORMATION

12 High Street, Ince, Wigan,
WN3 4RL

222188910

 www.letproperty.co.uk





Property Description

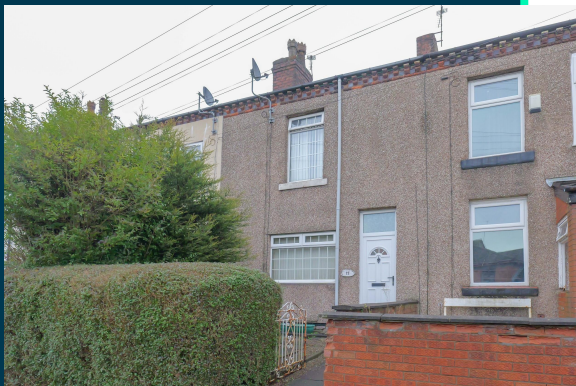
Our latest listing is in 12 High Street, Ince, Wigan, WN3 4RL

Get instant cash flow of **£567** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£873** which would provide the investor a Gross Yield of **9.1%** 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...



12 High Street, Ince,
Wigan, WN3 4RL

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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: £9

Lease Length: 861 years

Current Rent: £567

Market Rent: £873

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit **£28,750.00**

SDLT Charge **£5,750**

Legal Fees **£1,000.00**

Total Investment £35,500.00

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 £567.00 per calendar month but the potential market rent is

£ 873

Returns Based on Rental Income	£567.00	£873.00
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£9.00	
Letting Fees	£56.70	£87.30
Total Monthly Costs	£440.08	£470.68
Monthly Net Income	£126.93	£402.33
Annual Net Income	£1,523.10	£4,827.90
Net Return	4.29%	13.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,081.90**
Adjusted To

Net Return **8.68%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,210.90**
Adjusted To

Net Return **9.04%**

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 £125,000.



£125,000

2 bedroom terraced house for sale

High Street, Ince, WN3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 Aug 2025 by Breakey & Co, Wigan

+ Add to report



£120,000

2 bedroom terraced house for sale

Ince Green Lane, Wigan, WN3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Jun 2025 by Purplebricks, covering Wigan

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom terraced house

Ince Green Lane, Ince

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2025 to 19 Aug 2025 (67 days) by Borron Shaw, Wigan

+ Add to report



£750 pcm

2 bedroom terraced house

Banner Street, Ince, Wigan, WN3

NO LONGER ADVERTISED

Marketed from 10 Feb 2025 to 24 Feb 2025 (13 days) by OpenRent, London

+ 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: **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.



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