

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Longacre Hindley Green,  
Wigan, WN2

204201044

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





## Property Description

Our latest listing is in Longacre Hindley Green, Wigan, WN2

Get instant cash flow of **£725** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Longacre Hindley Green,  
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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well-maintained flat**

**Garden Grounds**

**Factor Fees: £58.33**

**Ground Rent: £150.00**

**Lease Length: 980 years**

**Current Rent: £725**

**Market Rent: £950**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£34,600.00

# Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£725	£950
Mortgage Payments on £90,000.00 @ 5%	<b>£375.00</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£58.33</b>	
Ground Rent	<b>£150.00</b>	
Letting Fees	<b>£72.50</b>	<b>£95.00</b>
<b>Total Monthly Costs</b>	<b>£670.83</b>	<b>£693.33</b>
<b>Monthly Net Income</b>	<b>£54.17</b>	<b>£256.67</b>
<b>Annual Net Income</b>	<b>£650.04</b>	<b>£3,080.04</b>
<b>Net Return</b>	<b>1.88%</b>	<b>8.90%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,180.04**  
Adjusted To

Net Return                      **3.41%**

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

Annual Net Income      **£3,080.04**  
Adjusted To

Net Return                      **8.90%**

# 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 £119,995.



£95,000

Floorplan

## 2 bedroom flat for sale

Longacre, Hindley Green, WN2

+ Add to report

NO LONGER ADVERTISED SOLD STC

Two Bedroom Apartment | Open Plan Living | Pleasant Views to the Rear | Ground Floor Location | A...

Marketed from 16 Nov 2022 to 27 Apr 2023 (162 days) by Belvoir, Wigan



£95,000

Floorplan

## 2 bedroom apartment for sale

Longacre, Wigan, Lancashire

+ Add to report

NO LONGER ADVERTISED SOLD STC

Ground Floor Apartment | Two Bedrooms | Lounge | Modern Fitted Kitchen | Three-Piece Bathroom Sui...

### SOLD PRICE HISTORY

1 Jun 2007

£114,000

Marketed from 16 Dec 2021 to 15 Dec 2022 (363 days) by Springbok Properties, Nationwide

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,370 based on the analysis carried out by our letting team at **Let Property Management**.



£1,370 pcm

## 2 bedroom property

Mather House, Mather Lane, Leigh, WN7

+ Add to report

NO LONGER ADVERTISED LET AGREED

Entrance Hallway/Reception Area | Living/Dining/Kitchen Area | Master Bedroom | En-Suite Bathroom...

Marketed from 5 Mar 2021 to 28 Oct 2021 (236 days) by The Good Estate Agent, National



£1,295 pcm

## 2 bedroom apartment

1 Ann Lane, Astley Point, Astley, Manchester, M29

+ Add to report

NO LONGER ADVERTISED






Double glazing | Fitted Kitchen | Excellent transport links | Council Tax Band: B | Stunning comm...

Marketed from 5 Jan 2024 to 6 Feb 2024 (32 days) by Millbrooke Estate Agents, Worsley

# 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: **3 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?**

Make an offer or  
**book a viewing**

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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