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LET PROPERTY PACK

INVESTMENT INFORMATION

Bolton Street, Stockport, SK5

203048681

(www.letproperty.co.uk





Property Description

Our latest listing is in Bolton Street, Stockport, SK5

Get instant cash flow of £775 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **6.0%** 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...

LETPR®PERTY





Bolton Street, Stockport, SK5

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2 Bedrooms 1 Bathroom Spacious Lounge Modern Bathroom

Property Key Features

Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £775 Market Rent: £900







Kitchen





Bedrooms





Bathroom









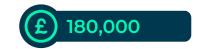






Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£45,000.00
SDLT Charge	5400
Legal Fees	£1,000.00
Total Investment	£51,400.00

Projected Investment Return



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. The monthly rent of this property is currently set at \pm 775 per calendar month but the potential market rent is



Returns Based on Rental Income	£775	£900
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	ТВС	
Letting Fees	£77.50	£90.00
Total Monthly Costs	£655.00	£667.50
Monthly Net Income	£120	£233
Annual Net Income	£1,440	£2,790
Net Return	<mark>2.80%</mark>	<mark>5.43%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£990** Adjusted To

Net Return 1.93%

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

Annual Net Income **£90** Adjusted To

Net Return

0.18%

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 £180,000.

	2 bedroom terraced house for sale + Add to report Bolton Street, Reddish, Stockport, SK5 + Add to report NO LONGER ADVERTISED SOLD STC
	Julian Wadden are excited to offer to the this TWO DOUBLE bedroom mid terrace property set in the
180,000	SOLD PRICE HISTORY
	2 bedroom terraced house for sale Bolton Street, Reddish, Stockport, Greater Manchester, SK5 NO LONGER ADVERTISED SOLD STC 2 Bedrooms Lounge Kitchen Bathroom External

£155,000

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm



Bolton Street, Reddish, Stockport, SK5

NO LONGER ADVERTISED LET AGREED

Mid terrace | Close to local transport routes | Recently renovated

SOLD PRICE HISTORY



£775 pcm

2 bedroom end of terrace house

Bolton Street, Reddish, Stockport, SK5

NO LONGER ADVERTISED LET AGREED

End of terrace | Two double Bedrooms | Courtyard to rear | Close to transport links

SOLD PRICE HISTORY



+ Add to report

A MARKED ROOM IN MEN ANY

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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





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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.

