LET PROPERTY PACK

INVESTMENT INFORMATION

Shared Street, Wigan, WN1

226912010

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Shared Street, Wigan, WN1

Get instant cash flow of **£740.00** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Shared Street, Wigan, WN1

226912010

Property Key Features

3 Bedrooms

1 Bathroom

Well Maintained

Ideally Situated for Local Amenities

Factor Fees: £0

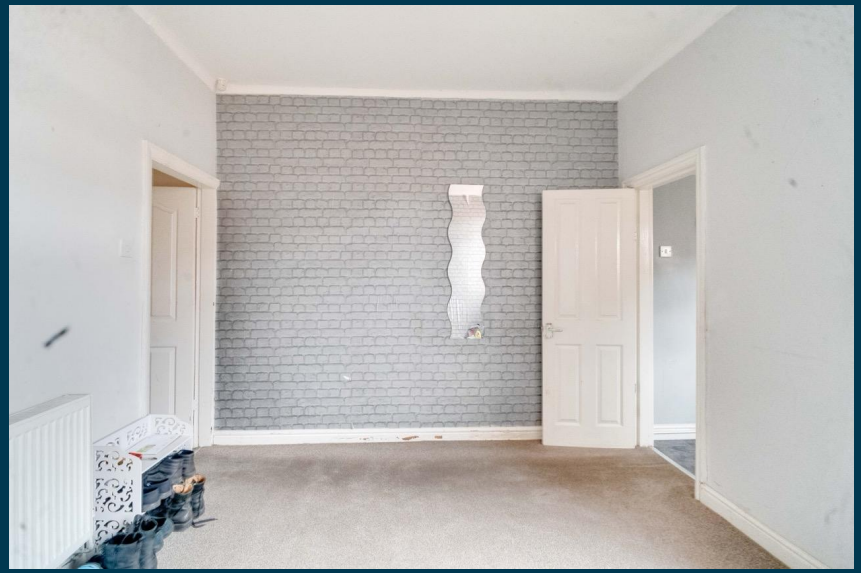
Ground Rent: £1.00 pm

Lease Length: 875 years

Current Rent: £740.00

Market Rent: £800.00

Lounge





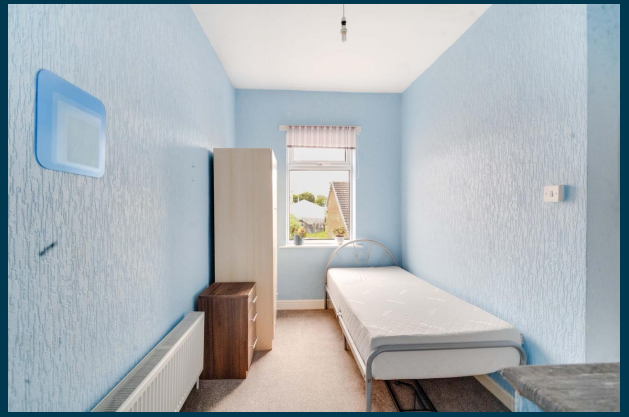
Kitchen

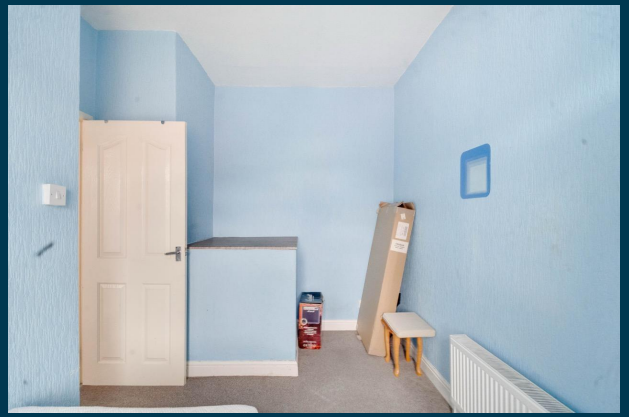




Bedrooms

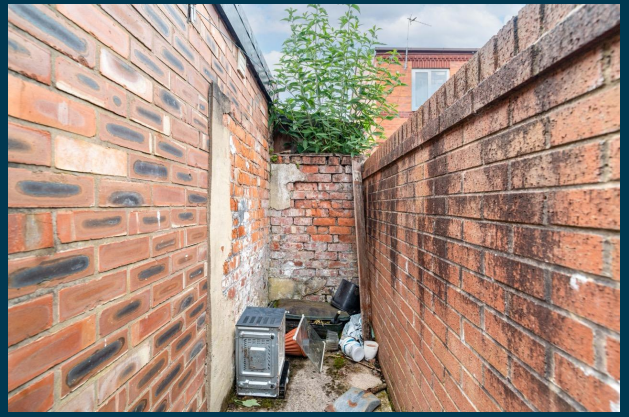






Exterior







Initial Outlay



Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	**£31,250.00**
SDLT Charge	**£6,250**
Legal Fees	**£1,000.00**
Total Investment	**£38,500.00**

Projected Investment Return



The monthly rent of this property is currently set at £740 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£740	£800
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.00	
Letting Fees	£74.00	£80.00
Total Monthly Costs	£480.63	£486.63
Monthly Net Income	£259.38	£313.38
Annual Net Income	£3,112.50	£3,760.50
Net Return	8.08%	9.77%

Our industry leading letting agency **Let Property Management** 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 Adjusted To	**£2,160.50**
Net Return	**5.61%**

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

Annual Net Income Adjusted To	**£1,897.50**
Net Return	**4.93%**

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 £140,000.



3 bedroom terraced house for sale

+ Add to r

Darlington Street East, Wigan, WN1

CURRENTLY ADVERTISED SOLD STC

Marketed from 29 Jan 2026 by Northwood, Wigan

£140,000



3 bedroom terraced house for sale

+ Add to repo

Warrington Road, Wigan, WN1

CURRENTLY ADVERTISED

Marketed from 24 Mar 2026 by Northwood, Wigan

£115,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom house

+ Add to rep

Rupert Street, Wigan

NO LONGER ADVERTISED LET AGREED

Marketed from 24 Jun 2025 to 14 Jul 2025 (20 days) by Fazakerley Sharpe, Wigan

£900 pcm



3 bedroom house

+ Add to re

Shared Street, Wigan

NO LONGER ADVERTISED LET AGREED

Marketed from 29 Aug 2025 to 17 Nov 2025 (79 days) by Lobster Property Management Ltd, Abram

£825 pcm

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **9 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.



www.letproperty.co.uk

Shared Street, Wigan, WN1

226912010

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