



REDPATH LEACH

ESTATE AGENTS



## FEATURES

- Luxury Student Accommodation
- Within Beautiful Historic Building
- Town Centre Location
- En-Suite Shower Room
- On-Site Gym & Recreation Facilities
- Superb Investment Opportunity
- Circa 10.78% Yield Per Annum

THE PACK HORSE,  
NELSON SQUARE,  
BOLTON

£40,000



The Pack Horse, Nelson Square, Bolton



The Pack Horse, Nelson Square, Bolton



**THE PACK HORSE,  
NELSON SQUARE, BOLTON**  
CURRENTLY TENANTED UNTIL 30/09/2026  
INVESTMENT PRICE: £40,000

Income	Rent Per Annum	<b>£7,800.00</b> (£150.00 Per Week)
Expense	Management Commission @ 10%	<b>£780.00</b>
Expense	VAT on Management Commission	<b>£156.00</b>
Expense	Approx. Service Charge Per Annum	<b>£2,303.40</b>
Expense	Ground Rent Per Annum	<b>£250.00</b>
<b>Expenses Total</b>		<b>£3,489.40</b>
<b>Net Return Per Annum</b>		<b>£4,310.60</b> (10.78% Net Yield)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Should one be considering taking their first foray into the rental market or a more seasoned investor looking to swiftly bolster their property portfolio, this fabulous investment opportunity may provide the perfect prospect. Situated within this consistently popular and fully occupied student development amidst the vibrant centre of Bolton, these low-entry priced units realise an impressive annual yield and are an ideal way to dip one's toe into the role of a landlord, whilst being fully supported by an award-winning property management company, focused on their commitment to both tenants and investors. This hands-off approach is perfect for those who wish to grow their experience or are simply too busy to be involved in the process.

Overlooking the stunning Nelson Square with its characterful cobbles, cenotaph and green space, The Pack Horse Hotel was an iconic landmark, synonymous with this traditional mill town which was once at the forefront of the world's cotton production. Re-modelled in 2012, this beautiful period building was transformed for a new purpose for the 21st century, sympathetically converted to a range of student suites and rebranded simply as The Pack Horse, a place to house our next generation of innovators and offering a positive environment in which to settle into university life.

The sympathetic development of this stunning building provides a real lesson in how to retain character whilst offering all of the modern appointments and facilities one would expect of such a community, creating a new benchmark for student living and a welcome feeling more reminiscent of a boutique hotel than a residential building.

Aside from the inclusion of all bills, including high speed WiFi, communal facilities include a concierge service, on-site gymnasium, lounge/recreation room, kitchen and laundry facilities, all of which aids in the creation of a wonderfully sociable environment and ensures one's residents are very well catered for.

Security features include CCTV in communal areas, an electronic key fob entry system and a secure bicycle storage area.

The location is just as appealing, with the bustling central town centre location, as one would anticipate, providing plenty to attract its young demographic, including high street stores, independent shops and amenities, not to mention an array of drinking and eating establishments, which will be sure to score highly with those who enjoy an active social calendar. The University of Bolton is within a short walk, as is Bolton Interchange, a public transport hub which combines the town's bus and railway stations, providing swift access to Manchester and beyond.

Whilst the units vary in size and specification, this particular unit is one of the largest of its type and benefits from private kitchenette facilities and an en-suite shower room/WC.

The property is tenanted until the 30th September, 2026 and currently commands an impressive annual yield of 10.78%.



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