

LET PROPERTY PACK

INVESTMENT INFORMATION

Cheetham Hill Road
Manchester, M4 4FZ

203089383

 www.letproperty.co.uk





Property Description

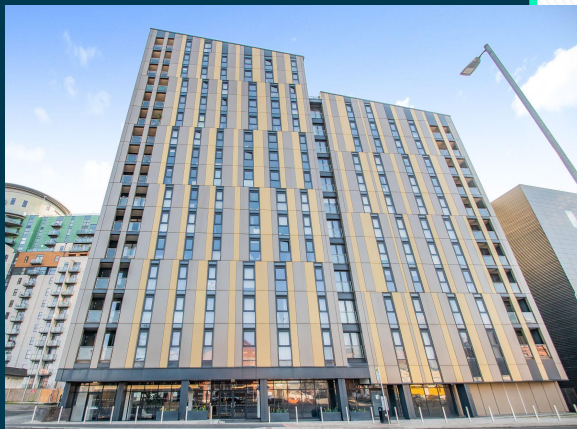
Our latest listing is in Cheetham Hill Road Manchester, M4 4FZ

Get instant cash flow of **£1,500** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Cheetham Hill Road
Manchester, M4 4FZ

203089383



Property Key Features

2 bedroom

2 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £216.60

Ground Rent: £25.00

Lease Length: 99

Current Rent: £1,500

Market Rent: £2,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £300,000 and borrowing of £225,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 300,000.00

25% Deposit	£75,000.00
SDLT Charge	£11,500
Legal Fees	£1,000.00
Total Investment	£87,500.00

Projected Investment Return

The monthly rent of this property is currently set at £1,500 per calendar month but the potential market rent is

£ 2,000



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.



Returns Based on Rental Income	£1,500	£2,000
Mortgage Payments on £225,000.00 @ 5%	£937.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£216.60	
Ground Rent	£25.00	
Letting Fees	£150.00	£200.00
Total Monthly Costs	£1,344.10	£1,394.10
Monthly Net Income	£155.90	£605.90
Annual Net Income	£1,870.80	£7,270.80
Net Return	2.14%	8.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,270.80**
Adjusted To

Net Return **3.74%**

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

Annual Net Income **£3,070.80**
Adjusted To

Net Return **3.51%**

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 £321,000.



£321,000

2 bedroom flat for sale

Cheetham Hill Road, The Green Quarter

+ Add to report

NO LONGER ADVERTISED

Excellent investment opportunity | Luxury high specification | Close to excellent transport links...

Marketed from 1 Aug 2019 to 1 Aug 2019 by Nicholas Humphreys, Manchester



£320,000

2 bedroom apartment for sale

The Hallmark, The Green Quarter, Manchester, M4 4FZ

+ Add to report

NO LONGER ADVERTISED

Help To Buy Available | Move in by Christmas | 5-minute walk to Manchester Victoria Station | S...

Marketed from 17 Aug 2020 to 7 Sep 2020 (20 days) by Forty/8 Developments



Floorplan

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,500 based on the analysis carried out by our letting team at **Let Property Management**.



£5,500 pcm

 Floorplan

2 bedroom penthouse

Angel Gardens, Manchester, M4

+ Add to report

NO LONGER ADVERTISED

No deposit. No fees. No hidden costs | 1GBPS WiFi included in your rent | Spaces to relax - 24-hr...

Marketed from 11 Jul 2023 to 13 Jul 2023 (1 days) by Moda, Angel Gardens



£5,400 pcm

2 bedroom penthouse

Angel Gardens, Manchester, M4

+ Add to report

NO LONGER ADVERTISED






No deposit. No fees. No hidden costs | 1GBPS WiFi included in your rent | Spaces to relax - 24-hr...

Marketed from 27 Nov 2023 to 6 Dec 2023 (8 days) by Moda, Angel Gardens

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: **Moved in within the last 2 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

Cheetham Hill Road Manchester, M4 4FZ

PROPERTY ID: 12345678

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.



LETPROPERTY