

LET PROPERTY PACK

INVESTMENT INFORMATION

Ellesmere St, Manchester, M15

202834680











Property Description

Our latest listing is in Ellesmere St, Manchester, M15

Get instant cash flow of £1,000 per calendar month with a 5.1% Gross Yield for investors.

This property has a potential to rent for £1,400 which would provide the investor a Gross Yield of 7.1% 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...







Ellesmere St, Manchester, M15



Property Key Features

2 bedrooms

1 bathroom

Three Piece Bathroom

Good Condition

Factor Fees: £133.33

Ground Rent: £380.00

Lease Length: 900

Current Rent: £1,000

Market Rent: £1,400

202834680

Lounge



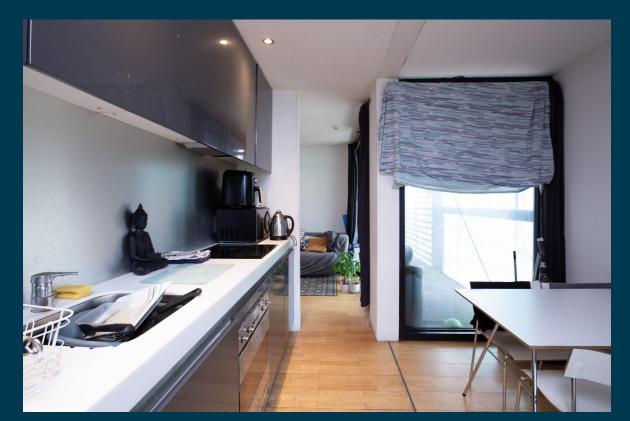






Kitchen

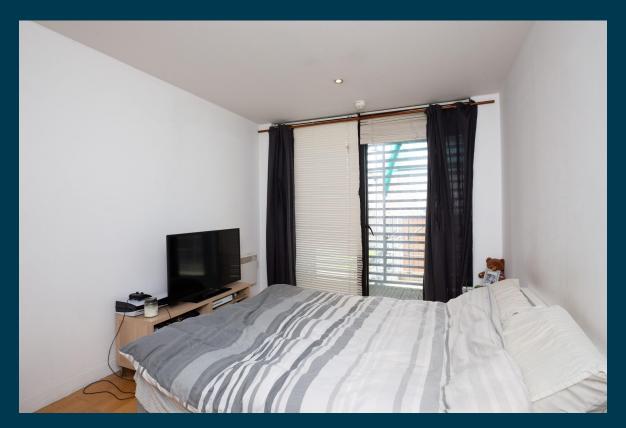






Bedrooms









Bathroom







Exterior





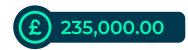
Initial Outlay





Figures based on assumed purchase price of £235,000 and borrowing of £176,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£58,750.00**

SDLT Charge £7,050

Legal Fees £1,000.00

Total Investment £66,800.00

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 £1,000 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,000	£1,400
Mortgage Payments on £176,250.00 @ 5%	£734.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£133.33	
Ground Rent	£380.00	
Letting Fees	£100.00	£140.00
Total Monthly Costs	£1,362.71	£1,402.71
Monthly Net Income	-£362.71	-£2.70
Annual Net Income	-£4,352.46	-£32.46
Net Return	-6.52%	-0.05%

Return Stress Test Analysis Report





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

Annual Net Income

-£2,832.46

Adjusted To

Net Return

-4.24%

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

Annual Net Income

£1,002.54

Adjusted To

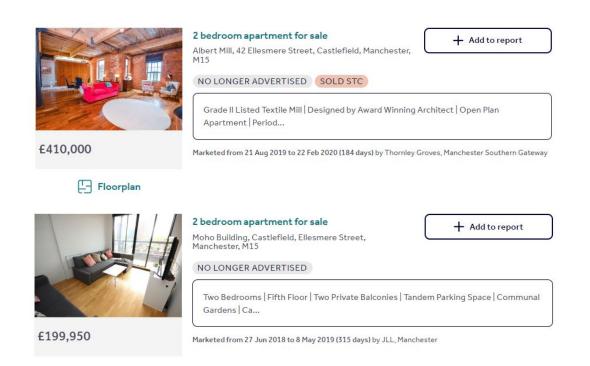
Net Return

1.50%

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 £410,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property**Management.



£1,800 pcm

2 bedroom apartment

Owen Street, Manchester

CURRENTLY ADVERTISED

Available NOW \mid 2 Bed/2 Bath \mid 52nd Floor \mid Unfurnished \mid 24/7 Concierge Service \mid High End Gym, ...

Marketed from 16 Feb 2024 by Global Lettings and Management, Manchester



£1,700 pcm

2 bedroom flat

Castle Wharf, 2A Chester Road, Deansgate, Manchester, M15

CURRENTLY ADVERTISED

 $\label{lem:proposition} Deposit Free Option Available \ | \ Available \ 1st \ April \ | \ Fully Furnished \ | \ Balcony \ | \ Open \ Plan \ Livin...$

Marketed from 23 Feb 2024 by Thornley Groves, Manchester Southern Gateway

+ Add to report

+ Add to report

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



Current term of tenancy: 3 years+



Standard Tenancy Agreement In Place: **YES**



Payment history: On time for length of tenancy



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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Ellesmere St, Manchester, M15



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.