

LET PROPERTY PACK

INVESTMENT INFORMATION

Beetham Tower,
Deansgate, Manchester,
M3

206656431

 www.letproperty.co.uk





Property Description

Our latest listing is in Beetham Tower, Deansgate, Manchester, M3

Get instant cash flow of **£1,300** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **6.9%** 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...



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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge

Good Condition

Factor Fees: £266.00

Ground Rent: £1,400.00

Lease Length: TBC

Current Rent: £1,300

Market Rent: £2,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £350,000.00 and borrowing of £262,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 350,000

25% Deposit	£87,500.00
SDLT Charge	15500
Legal Fees	£1,000.00
Total Investment	£104,000.00

Projected Investment Return



The monthly rent of this property is currently set at £1,300 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	£1,300	£2,000
Mortgage Payments on £262,500.00 @ 5%	£1,093.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£266.00	
Ground Rent	£1,400.00	
Letting Fees	£130.00	£200.00
Total Monthly Costs	£2,904.75	£2,974.75
Monthly Net Income	-£1,605	-£975
Annual Net Income	-£19,257	-£11,697
Net Return	-18.52%	-11.25%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£15,697**

Net Return **-15.09%**

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

Annual Net Income Adjusted To **-£147**

Net Return **-0.14%**

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 £415,000.



£415,000

2 bedroom apartment for sale

Beetham Tower, Deansgate, Manchester

+ Add to report

NO LONGER ADVERTISED SOLD STC

34th Floor | Secure Parking | 24 Concierge | Two Bedrooms | En-Suite | Stunning Views | EPC -- | ...

Marketed from 20 Nov 2018 to 7 Feb 2019 (79 days) by Philip James Manchester, Manchester



£250,000

2 bedroom apartment for sale

Apartment 3703, Beetham Tower, 301 Deansgate, Manchester, Greater Manchester M3 4LU

+ Add to report

NO LONGER ADVERTISED SOLD STC

Two Bedroom, Two Bathroom Apartment | Located on the 37th Floor | Enclosed Terrace | Secure Alloc...

Marketed from 23 Apr 2024 to 20 Jun 2024 (57 days) by Auction House, Fulwood

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

2 bedroom apartment

Deansgate, Manchester

NO LONGER ADVERTISED LET AGREED

Tastefully Presented Throughout | 2 Double Bedrooms | Allocated Parking | Deansgate | Available 1...

Marketed from 22 Apr 2023 to 18 Jul 2023 (86 days) by Goodwin Fish, Manchester

+ Add to report



£1,300 pcm

2 bedroom apartment

Beetham Tower, 301 Deansgate, Manchester, M3

NO LONGER ADVERTISED LET AGREED

Video Tour Available | Available Now | Fully Furnished | Parking At Additional Cost | 34th Floor ...






Marketed from 29 Jan 2021 to 22 Mar 2021 (52 days) by Thornley Groves, Manchester Southern Gateway

+ 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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.



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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.



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