

LET PROPERTY PACK

INVESTMENT INFORMATION

Corse Hall Road,
Dukinfield, SK16

208841345

 www.letproperty.co.uk





Property Description

Our latest listing is in Gorse Hall Road, Dukinfield, SK16

Get instant cash flow of **£495** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£686** which would provide the investor a Gross Yield of **7.9%** 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...



Gorse Hall Road,
Dukinfield, SK16

208841345



Property Key Features

1 Bedroom

1 Bathroom

Modern Lounge and Kitchen

Rear Garden

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £495

Market Rent: £686

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000

25% Deposit	£26,000.00
SDLT Charge	3120
Legal Fees	£1,000.00
Total Investment	£30,120.00

Projected Investment Return



The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is

£ 686

Returns Based on Rental Income	£495	£686
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£49.50	£68.60
Total Monthly Costs	£389.50	£408.60
Monthly Net Income	£106	£277
Annual Net Income	£1,266	£3,329
Net Return	4.20%	11.05%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,957**
Adjusted To

Net Return **6.50%**

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

Annual Net Income **£1,769**
Adjusted To

Net Return **5.87%**

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 £90,000.



£90,000

1 bedroom ground floor flat for sale

Lyne Edge Road, Dukinfield

+ Add to report

NO LONGER ADVERTISED SOLD STC

No Vendor Chain | Spacious Ground Floor Apartment | Close To Local Amenities | Convenient Residen...

Marketed from 30 Jan 2024 to 8 Mar 2024 (37 days) by Edward Mellor Ltd, Hyde



£75,000

1 bedroom flat for sale

A Gorse Hall Road, Dukinfield, SK16

+ Add to report

NO LONGER ADVERTISED SOLD STC

1 BEDROOM FLAT | SELF CONTAINED UPPER FLOOR | GOOD TRANSPORT LINKS | EPC = C | VIEWING ESSENTIAL

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

1 bedroom flat

Lyne Edge Road, Dukinfield, Cheshire, SK16 5EX

+ Add to report

NO LONGER ADVERTISED

LET AGREED

ONE BEDROOM | SPACIOUS FLAT | GREAT LOCATION

Marketed from 24 Jun 2021 to 15 Jul 2021 (20 days) by A Wilson Estates, Stalybridge



£515 pcm

1 bedroom flat

Gorse Hall Road, Dukinfield

+ Add to report

NO LONGER ADVERTISED

LET AGREED






A spacious and well presented first floor self contained apartment having undergone a refurbishme...

SOLD PRICE HISTORY

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: **5 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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