

LET PROPERTY PACK

INVESTMENT INFORMATION

Urban Green, Seymour
Grove Old Trafford,
Manchester, M16 0UP

209175534

 www.letproperty.co.uk





Property Description

Our latest listing is in Urban Green, Seymour Grove Old Trafford, Manchester, M16 0UP

Get instant cash flow of **£1,500** per calendar month with a **4.9%** Gross Yield for investors.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

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



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Property Key Features

2 Bedroom

1 Bathroom

Spacious Room

Lounge and Kitchen

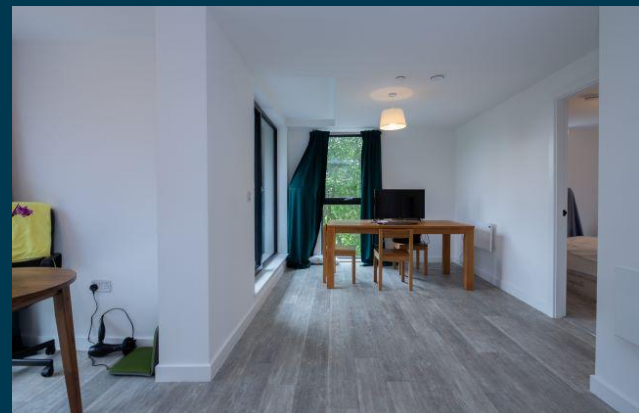
Factor Fees: £120 per month

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,500

Lounge



Kitchen



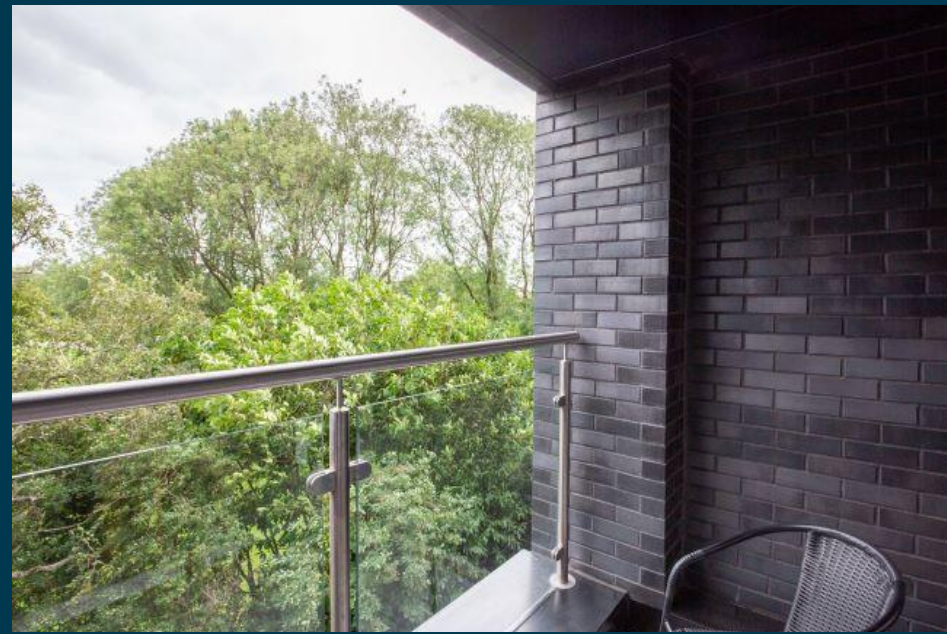
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £368,000.00 and borrowing of £276,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 368,000.00

| | |
|------------------|-------------|
| 25% Deposit | £92,000.00 |
| SDLT Charge | £16,940 |
| Legal Fees | £1,000.00 |
| Total Investment | £109,940.00 |

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 £1,500 per calendar month

| | |
|---------------------------------------|-----------------------|
| Returns Based on Rental Income | £1,500 |
| Mortgage Payments on £276,000.00 @ 5% | £1,150.00 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £120 per month |
| Ground Rent | TBC |
| Letting Fees | £150.00 |
| Total Monthly Costs | £1,315.00 |
| Monthly Net Income | £185.00 |
| Annual Net Income | £2,220.00 |
| Net Return | 2.02% |

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£780.00**

Net Return **-0.71%**

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

Annual Net Income Adjusted To **-£3,300.00**

Net Return **-3.00%**

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 £374,995.



£374,995



Floorplan

2 bedroom apartment for sale

M5 Luxury Apartments, 257 Ordsall Lane, Manchester, M5 3NB

+ Add to report

NO LONGER ADVERTISED

Call Now to Receive a Floor Plan and Info Pack | 1, 2 & 3-Bed Apartments | Townhouses & Duplex Un...

Marketed from 4 Aug 2023 to 19 Feb 2024 (198 days) by RW Invest, Manchester



£374,995



2 bedroom flat for sale

Fully Managed Manchester Property, Woden Street, Salford, M5 4UE

+ Add to report

NO LONGER ADVERTISED

Call Now to Receive a Floor Plan and Info Pack | Desirable Manchester Location | 2 Bed Apartment ...

SOLD PRICE HISTORY

29 Oct 2007

£103,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm



Floorplan

2 bedroom apartment

Botanica, Chester Road, Manchester, M15

+ Add to report

NO LONGER ADVERTISED

Generous living space with private balconies* and city views | Amenities include - residents loun...

Marketed from 7 Aug 2024 to 9 Aug 2024 (2 days) by Cortland, Botanica



£1,500 pcm



Floorplan

2 bedroom apartment

Botanica, Chester Road, Manchester, M15

+ Add to report

NO LONGER ADVERTISED

Generous living space with private balconies* and city views | Amenities include - residents loun...

Marketed from 5 Aug 2024 to 7 Aug 2024 (2 days) by Cortland, Botanica

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.



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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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