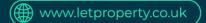


LET PROPERTY PACK

INVESTMENT INFORMATION

Hilton Fold Lane, Middleton, M24

209687606











Property Description

Our latest listing is in Hilton Fold Lane, Middleton, M24

Get instant cash flow of £570 per calendar month with a 4.2% Gross Yield for investors.

This property has a potential to rent for £816 which would provide the investor a Gross Yield of 6.1% 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 be a rewarding addition to an investor portfolio.

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







Hilton Fold Lane, Middleton, M24



2 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 200 years

Current Rent: £570

Market Rent: £816

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









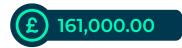
Initial Outlay





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£40,250.00**

SDLT Charge £4,830

Legal Fees £1,000.00

Total Investment £46,080.00

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 £570 per calendar month but the potential market rent is

Returns Based on Rental Income	£570	£816
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£57.00	£81.60
Total Monthly Costs	£575.13	£599.73
Monthly Net Income	-£5.13	£216.28
Annual Net Income	-£61.50	£2,595.30
Net Return	-0.13%	5.63%

Return Stress Test Analysis Report





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

£963.30

Annual Net Income

Adjusted To

Net Return

2.09%

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

Annual Net Income

£180.30

Adjusted To

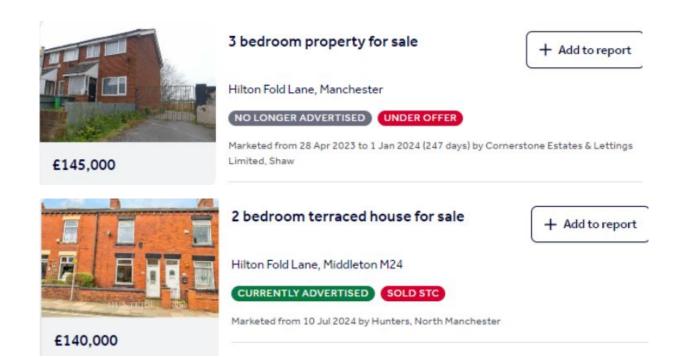
Net Return

0.39%

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 £145,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom terraced house

+ Add to report

Hulbert Street, Middleton, Rochdale, M24

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Apr 2024 to 15 May 2024 (19 days) by Greenco, Salford



£850 pcm

2 bedroom terraced house

+ Add to report

Green Street, Middleton, Manchester, M24 2JB

NO LONGER ADVERTISED

Marketed from 24 Jul 2023 to 25 Jul 2023 by Hunters, North Manchester

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: 5 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?

Call us on **0141 478 0985**



Hilton Fold Lane, Middleton, M24



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.