

LET PROPERTY PACK

INVESTMENT INFORMATION

Hilton Fold Lane,
Middleton, M24

209687606

 www.letproperty.co.uk





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...



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Middleton, M24

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Property Key Features

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





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

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£4,830
Legal Fees	£1,000.00
Total Investment	£46,080.00

Projected Investment Return



The monthly rent of this property is currently set at £570 per calendar month but the potential market rent is

£ 816

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%

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 **£963.30**
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.



£145,000

3 bedroom property for sale

+ Add to report

Hilton Fold Lane, Manchester

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 28 Apr 2023 to 1 Jan 2024 (247 days) by Cornerstone Estates & Lettings Limited, Shaw



£140,000

2 bedroom terraced house for sale

+ Add to report

Hilton Fold Lane, Middleton M24

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Jul 2024 by Hunters, North Manchester

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**
-  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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