

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Middlewood Street,  
Manchester, M5

210184972

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Middlewood Street, Manchester, M5

Get instant cash flow of **£995** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,236** which would provide the investor a Gross Yield of **8.6%** 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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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Garden Ground Space**

**Factor Fees: £23.83**

**Ground Rent: £413.00**

**Lease Length: 999**

**Current Rent: £995**

**Market Rent: £1,236**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£5,190
Legal Fees	£1,000.00
Total Investment	£49,440.00

# Projected Investment Return



The monthly rent of this property is currently set at £995 per calendar month but the potential market rent is

£ 1,236

Returns Based on Rental Income	£995	£1,236
Mortgage Payments on £129,750.00 @ 5%		<b>£540.63</b>
Est. Building Cover (Insurance)		<b>£15.00</b>
Approx. Factor Fees		<b>£23.83</b>
Ground Rent		<b>£413.00</b>
Letting Fees	<b>£99.50</b>	<b>£123.60</b>
<b>Total Monthly Costs</b>	<b>£1,091.96</b>	<b>£1,116.06</b>
<b>Monthly Net Income</b>	<b>-£96.95</b>	<b>£119.95</b>
<b>Annual Net Income</b>	<b>-£1,163.46</b>	<b>£1,439.34</b>
<b>Net Return</b>	<b>-2.35%</b>	<b>2.91%</b>

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      **-£1,032.66**  
Adjusted To

Net Return                      **-2.09%**

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

Annual Net Income      **£3,800.34**  
Adjusted To

Net Return                      **7.69%**

# 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 £160,000.



£160,000

## 2 bedroom flat for sale

+ Add to report

Middlewood Street, Salford, Greater Manchester, M5

CURRENTLY ADVERTISED SOLD STC

Marketed from 16 Apr 2024 by Bridgfords, Manchester



£155,000

## 2 bedroom apartment for sale

+ Add to report

Middlewood Street, Salford, Greater Manchester, M5

CURRENTLY ADVERTISED

Marketed from 18 Apr 2024 by Reeds Rains, Salford Quays City Living



# 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

2 bedroom apartment

+ Add to report

Fusion, Salford, M5

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Aug 2023 to 28 Aug 2023 (11 days) by Bridgfords Lettings, Manchester



£1,200 pcm

2 bedroom apartment

+ Add to report

Middlewood Street, Salford, M5

NO LONGER ADVERTISED

Marketed from 5 Jan 2024 to 8 Jan 2024 (2 days) by Reeds Rains, Salford Quays City Living

# 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.



**LETPROPERTY**