

# LET PROPERTY PACK

## INVESTMENT INFORMATION

King Street, Dukinfield,  
SK16

210753812

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





## Property Description

Our latest listing is in King Street, Dukinfield, SK16

Get instant cash flow of **£2,100** per calendar month with a **7.3%** Gross Yield for investors.

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

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



King Street, Dukinfield,  
SK16

210753812



## Property Key Features

5 Bedroom

3 Bathroom

Modern Interior

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £2,100



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£15,100
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£102,350.00</b>

# 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.



Returns Based on Rental Income	£2,100
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£210.00
<b>Total Monthly Costs</b>	<b>£1,303.13</b>
<b>Monthly Net Income</b>	<b>£796.88</b>
<b>Annual Net Income</b>	<b>£9,562.50</b>
<b>Net Return</b>	<b>9.34%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,362.50**  
Adjusted To

Net Return                      **5.24%**

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


Annual Net Income      **£4,387.50**  
Adjusted To

Net Return                      **4.29%**

# 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 £330,000.



### 3 bedroom flat for sale

Anita Street, Manchester, M4

**CURRENTLY ADVERTISED**

Marketed from 15 Jul 2024 by Purplebricks, covering Manchester

SOUGHT AFTER LOCATION IN THE HEART OF ANCOATS | POPULAR & QUIET RESIDENTIAL SETTING | CLOSE TO PI...

⚡ EPC: [View](#)

(Approx.) Sqft: **732 sq ft** Price (£) per sqft: **£450.85**

[View floor plan](#)

[+ Add to report](#)


**£330,000**



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



International Property Partners

£2,000 pcm

### 3 bedroom apartment

Apartment , Craven Street, Salford

**CURRENTLY ADVERTISED**


Marketed from 20 Sep 2024 by International Property Partners, Covering Greater Manchester

AVAILABLE NOW! Must see this exceptional 3-bedroom, 3-bathroom duplex, perfect for families or pr...

💡 EPC: [View](#)

(Approx.) Sqft: **1,033 sq ft** Price (£) per sqft: **£1.94**

[+ Add to report](#)



£2,000 pcm

### 3 bedroom apartment

Milliners Wharf, 2 Munday Street, Manchester City Centre, Greater Manchester, M4

**CURRENTLY ADVERTISED**

Marketed from 10 Sep 2024 by Philip James Manchester, Manchester

AVAILABLE NOW | Three bed apartment | Fully furnished | Ancoats location | Gated entrance | Two

[+ Add to report](#)

# 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.





King Street, Dukinfield, SK16

210753812

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**