

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bowker Bank Avenue,  
Manchester, M8

210963341

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





## Property Description

Our latest listing is in Bowker Bank Avenue, Manchester, M8

Get instant cash flow of **£2,910** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£3,250** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

**The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



Bowker Bank Avenue,  
Manchester, M8

210963341



## Property Key Features

4 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: £5.00 per year

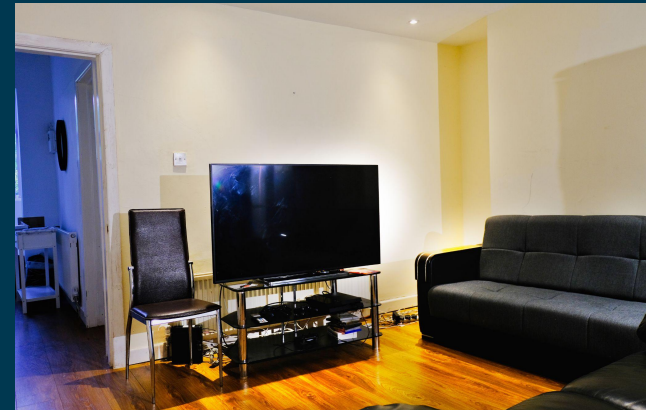
Lease Length: TBC

Current Rent: £2,910

Market Rent: £3,500

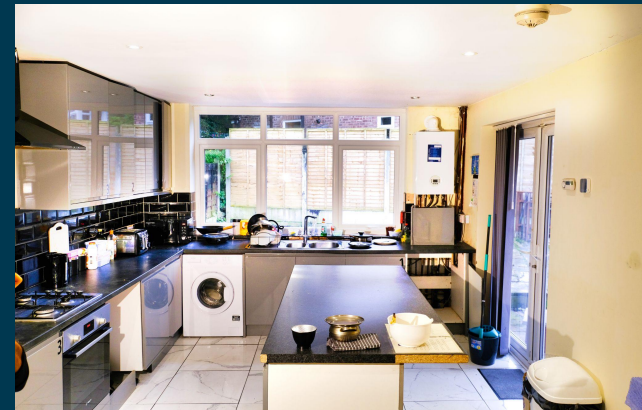


# Lounge





# Kitchen

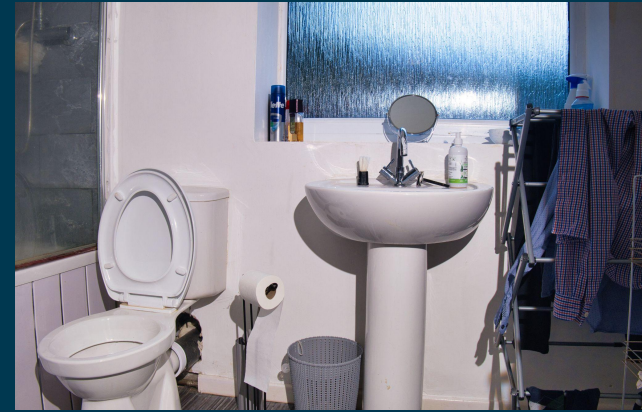


# Bedrooms





# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £400,000.00 and borrowing of £300,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 400,000.00

25% Deposit	£100,000.00
Stamp Duty ADS @ 6%	£24,000.00
LBTT Charge	£13,350
Legal Fees	£1,000.00
Total Investment	£138,350.00

# Projected Investment Return



The monthly rent of this property is currently set at £2,910 per calendar month but the potential market rent is

£ 3,250



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	£2,910	£3,250
Mortgage Payments on £300,000.00 @ 5%	£1,250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£5.00 per year	
Letting Fees	£291.00	£325.00
<b>Total Monthly Costs</b>	<b>£1,556.42</b>	<b>£1,590.42</b>
<b>Monthly Net Income</b>	<b>£1,353.58</b>	<b>£1,659.58</b>
<b>Annual Net Income</b>	<b>£16,242.96</b>	<b>£19,914.96</b>
<b>Net Return</b>	<b>11.74%</b>	<b>14.39%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£13,414.96**  
Adjusted To

Net Return                      **9.70%**

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


Annual Net Income      **£13,920.00**  
Adjusted To

Net Return                      **10.06%**

# 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 £500,000.




### 4 bedroom semi-detached house for sale

Park Road, Manchester

**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 11 Jul 2023 to 22 May 2024 (315 days) by Aubrey Lee & Co, Prestwich

**£500,000**



[View floor plan](#)


(Approx.) Sqft: **1,701 sq ft** Price (£) per sqft: **£294.00**

[+ Add to report](#)

Semi Detached Home | 4 Bedrooms | 3 Reception Rooms | Set Over 3 Floors | Ideal Family Home | Gar...

📍 Sold price history:	View
27/03/2024	£447,000

📍 EPC: View




### 4 bedroom semi-detached house for sale

Park Road, Manchester

**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 5 Oct 2021 to 17 May 2022 (223 days) by Aubrey Lee & Co, Prestwich

**£500,000**



[View floor plan](#)

(Approx.) Sqft: **1,862 sq ft** Price (£) per sqft: **£268.51**

[+ Add to report](#)

Spacious 4 bed semi detached | Superb rear garden | Guest wc | 3 Double beds | Basement | Prime L...

📍 Sold price history:	View
16/05/2022	£500,000
25/08/2000	£132,000
02/04/1997	£77,500


📍 EPC: View



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,250 based on the analysis carried out by our letting team at **Let Property Management**.



**5 bedroom terraced house** [+ Add to report](#)


Ukraine Road, Salford, M7

**NO LONGER ADVERTISED**

Marketed from 18 Mar 2024 to 6 Apr 2024 (19 days) by OpenRent, London

No Agent Fees | Only Available to Students | Bills Included | Property Reference Number: 2012984

**£3,250 pcm**




**2 bedroom terraced house** [+ Add to report](#)

Russell Street, Prestwich, Manchester


**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 4 Jan 2021 to 4 Jan 2021 by Pearson Ferrier Prestwich, Prestwich

TWO DOUBLE BEDROOMS | TWO RECEPTION ROOMS | UNFURNISHED | DOWNSTAIRS WC AND UTILITY | CELLARS | W...

 Sold price history: [View](#)

16/02/2001	£36,500
------------	---------






 EPC: [View](#)

[View floor plan](#) (Approx.) Sqft: **936 sq ft** Price (£) per sqft: **£3.47**

# 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: **2 years +**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  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.



Bowker Bank Avenue, Manchester, M8

PROPERTY ID: 12345678

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**