

LET PROPERTY PACK

INVESTMENT INFORMATION

Paragon, Seymour Grove,
Manchester, M16 0YH

210746726

 www.letproperty.co.uk





Property Description

Our latest listing is in Paragon, Seymour Grove, Manchester, M16 0YH

Get instant cash flow of **£950** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

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

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



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Property Key Features

1 Bedroom

1 Bathroom

Modern Kitchen

Spacious Room

Factor Fees: £150 PCM

Ground Rent: TBC

Lease Length: TBC

Current Rent: £950

Market Rent: £1,150

Lounge



Kitchen



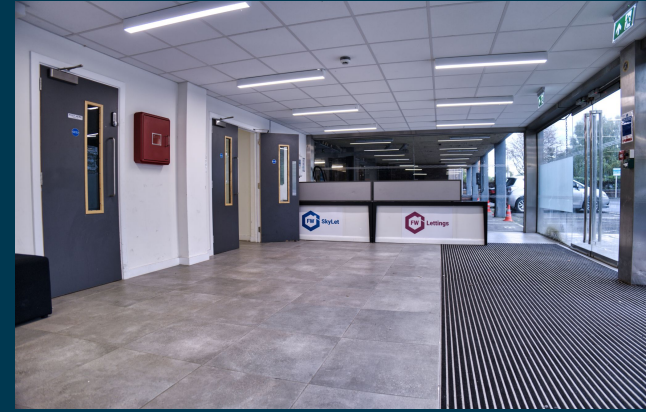
Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 178,000.00

25% Deposit	£44,500.00
SDLT Charge	£5,340
Legal Fees	£1,000.00
Total Investment	£50,840.00

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 £950 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£950	£1,150
Mortgage Payments on £133,500.00 @ 5%	£556.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150 PCM	
Ground Rent	TBC	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£666.25	£686.25
Monthly Net Income	£283.75	£463.75
Annual Net Income	£3,405.00	£5,565.00
Net Return	6.70%	10.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,265.00**
Adjusted To

Net Return **6.42%**

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


Annual Net Income **£2,895.00**
Adjusted To

Net Return **5.69%**

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 £260,000.



1 bedroom flat for sale


Hulme Hall Road, Manchester, M15

NO LONGER ADVERTISED **SOLD STC**

Marketed from 30 Nov 2022 to 28 Sep 2023 (301 days) by Strike, Manchester

Great Location | Stunningly Presented | Juliette Balcony | Move In Ready | VIRTUAL TOUR | close-t...

£260,000



[View floor plan](#)

(Approx.) Sqft: **861 sq ft** Price (£) per sqft: **£301.93**


+ Add to report

Sold price history:

28/06/2021	£225,000
28/07/2000	£95,000

EPC:

+ Add to report



1 bedroom flat for sale

Hulme Hall Road, Manchester, M15

NO LONGER ADVERTISED **SOLD STC**

Marketed from 26 May 2022 to 12 Feb 2024 (627 days) by Strike, Manchester

balcony | period-features-character | close-to-local-amenities | double-glazed-windows


£260,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.




1 bedroom apartment [+ Add to report](#)

Waterhouse Apartments, Worrall Street, Salford


CURRENTLY ADVERTISED

Marketed from 3 Sep 2024 by International Property Partners, Covering Greater Manchester


NEW PRICE!!! This beautifully furnished one-bedroom apartment in the sought-after Waterhouse buil...

 Sold price history: [View](#)

31/05/2022	£175,690
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 EPC: [View](#)

(Approx.) Sqft: **474 sq ft** Price (£) per sqft: **£2.43**



1 bedroom flat [+ Add to report](#)

No. 1 Old Trafford, Trafford Park, Manchester

NO LONGER ADVERTISED **LET AGREED**

Marketed from 28 Aug 2024 to 11 Sep 2024 (13 days) by Global House Estates, London

This stunning one-bedroom apartment is fully furnished to a high standard. It benefits from a lar...


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.



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