

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodlands Road,
Manchester, M8

211520554

 www.letproperty.co.uk





Property Description

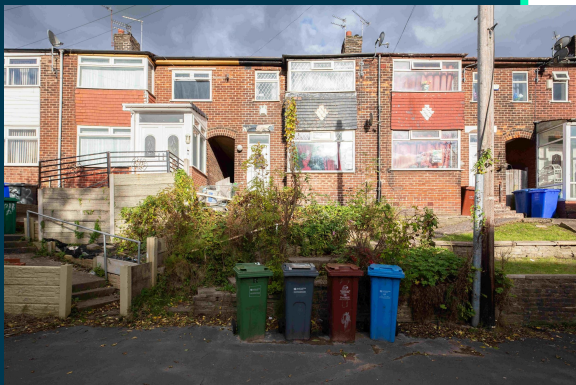
Our latest listing is in Woodlands Road, Manchester, M8

Get instant cash flow of **£650** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,393** which would provide the investor a Gross Yield of **12.1%** 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 make for a rewarding addition to an investors portfolio.

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



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Manchester, M8

211520554



Property Key Features

3 Bedrooms

1 Bathroom

Modern Kitchen

Garden Ground Space

Factor Fees: TBC

Ground Rent: £5.25

Lease Length: 999 yrs

Current Rent: £650

Market Rent: £1,393

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,393

Returns Based on Rental Income	£650	£1,393
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£5.25	
Letting Fees	£65.00	£139.30
Total Monthly Costs	£516.50	£590.80
Monthly Net Income	£133.50	£802.20
Annual Net Income	£1,602.00	£9,626.40
Net Return	4.04%	24.28%

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 **£6,840.40**
Adjusted To

Net Return **17.26%**

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

Annual Net Income **£7,619.40**
Adjusted To

Net Return **19.22%**

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 £150,000.



£150,000

3 bedroom end of terrace house for sale

+ Add to report

Woodlands Road, Crumpsall, Manchester, M8

NO LONGER ADVERTISED **SOLD STC**

Marketed from 3 Jun 2021 to 14 Sep 2021 (103 days) by Ryder & Dutton, Middleton

NO CHAIN | SOUGHT AFTER LOCATION | CLOSE TO METROLINK STATION | APPROX 3 MILES TO MANCHESTER | G.A.



£100,000

2 bedroom town house for sale

+ Add to report

Alms Hill Road, Manchester, Greater Manchester, M8

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 9 Sep 2024 by Aubrey Lee & Co, Blackley

2 bed mid townhouse | Lounge to the front of the property | Kitchen to the rear of the property |...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,795 based on the analysis carried out by our letting team at **Let Property Management**.



£1,795 pcm

3 bedroom semi-detached house

+ Add to report

86 Cardinal Street, Manchester, Greater Manchester, M8 0WP

CURRENTLY ADVERTISED

Marketed from 30 Aug 2024 by Aubrey Lee & Co, Blackley



£1,500 pcm

3 bedroom terraced house

+ Add to report

Alms Hill, Manchester

NO LONGER ADVERTISED

Marketed from 14 Jun 2024 to 5 Jul 2024 (20 days) by Pearson Ferrier, Cheetham Hill

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: **3 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 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.



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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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