

LET PROPERTY PACK

INVESTMENT INFORMATION

Selside Court, Radcliffe,
Manchester, M26 1QT

210941719

 www.letproperty.co.uk





Property Description

Our latest listing is in Selside Court, Radcliffe, Manchester, M26 1QT

Get instant cash flow of **£800** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£952** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

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

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



Selside Court, Radcliffe,
Manchester, M26 1QT

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 996 Years

Current Rent: £800

Market Rent: £952

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£4,650
Legal Fees	£1,000.00
Total Investment	£44,400.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is



£ 952

Returns Based on Rental Income	£800	£952
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£80.00	£95.20
Total Monthly Costs	£579.38	£594.58
Monthly Net Income	£220.63	£357.43
Annual Net Income	£2,647.50	£4,289.10
Net Return	5.96%	9.66%

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 **£2,385.10**
Adjusted To

Net Return **5.37%**

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


Annual Net Income **£1,964.10**
Adjusted To

Net Return **4.42%**

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 £140,000.



2 bedroom apartment for sale [+ Add to report](#)

Lock View, Radcliffe, Manchester, M26

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 17 Jun 2024 by JonSimon Estate Agents, Radcliffe

This first floor apartment is situated on a sought after and much desired residential development...


£140,000

Sold price history: [View](#)

26/03/2021	£107,000
25/01/2016	£87,000

EPC: [View](#)

(Approx.) Sqft: **635 sq ft** Price (£) per sqft: **£220.45**



2 bedroom apartment for sale [+ Add to report](#)

Fletcher Court, Radcliffe, Manchester, Greater Manchester, M26

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Mar 2023 to 14 Jul 2023 (129 days) by Miller Metcalfe, Bury

£140,000

IMMACULATLEY PRESENTED TWO DOUBLE BEDROOM APARTMENT***NO ONWARD CHAIN*** This lovely apartm...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom flat

+ Add to report

Worsley Road, Manchester

CURRENTLY ADVERTISED

Marketed from 15 Oct 2024 by Hills, Eccles

AVAILABLE 1ST NOVEMBER | TWO DOUBLE BEDROOMS | MODERN KITCHEN | MODERN FITTED BATHROOM | RESIDEN...

📍 EPC:

[View](#)

(Approx.) Sqft: **581 sq ft** Price (£) per sqft: **£1.72**



£1,000 pcm

2 bedroom apartment

+ Add to report

Park Lane Court, Whitefield, M45 7PU

CURRENTLY ADVERTISED LET AGREED

Marketed from 9 Oct 2024 by Manlets, Manchester

White Goods Only | 2 Good Size Bedrooms | Large Bathroom Suite with Shower | Fully Fitted

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 3 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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1QT

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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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