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LET PROPERTY PACK

INVESTMENT INFORMATION

Manchester Road, Mossley, OL5

211404506

(www.letproperty.co.uk





Property Description

Our latest listing is in Manchester Road, Mossley, OL5

Get instant cash flow of £1,320 per calendar month with a 7.2% Gross Yield for investors.

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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4 BedroomsFactor Fees: TBC2 BathroomsGround Rent: TBCSpacious LoungeLease Length: freeholdModern KitchenCurrent Rent: £1,320

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Property Key Features













Bedrooms





Bathroom





Exterior



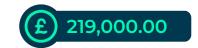






Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£54,750.00
SDLT Charge	£6,570
Legal Fees	£1,000.00
Total Investment	£62,320.00

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



Returns Based on Rental Income	£1,320
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£132.00
Total Monthly Costs	£831.38
Monthly Net Income	<mark>£488.63</mark>
Annual Net Income	£5,863.50
Net Return	<mark>9.41%</mark>



Return Stress Test Analysis Report





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

Annual Net Income£3,223.50Adjusted To

Net Return 5.17%

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

Annual Net Income **£2,578.50** Adjusted To

Net Return 4.14%

Sale Comparables Report

£210,000



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 £210,000.

	4 bedroom mews house for sale	+ Add to report
	Croft Row, Audley Street, Mossley, Ashton-under-Lyne	
	NO LONGER ADVERTISED	
£280,000	Very Spacious Family Home Excellent 3 Bathrooms Brand New Kitchen	
	4 bedroom terraced house for sale	+ Add to report
		+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

4 bedroom house

Manchester Road, Mossley,

NO LONGER ADVERTISED

Marketed from 27 Jan 2023 to 7 Feb 2023 (10 days) by Abode Property Management, Greater Manchester



2 bedroom terraced house

+ Add to report

+ Add to report

Manchester Road, Mossley, Ashton-under-Lyne, OL5

NO LONGER ADVERTISED (LET AGREED

Marketed from 24 Aug 2022 to 3 Oct 2022 (40 days) by Ryder & Dutton, Mossley

£775 pcm

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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





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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.

