

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...



Manchester Road,
Mossley, OL5

211404506



Property Key Features

4 Bedrooms

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Current Rent: £1,320

Lounge



Kitchen



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

£ 219,000.00

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

Projected Investment Return



The monthly rent of this property is currently set at



£ 1,320

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

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,223.50**
Adjusted 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



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.



£280,000

4 bedroom mews house for sale

Croft Row, Audley Street,
Mossley, Ashton-under-Lyne

NO LONGER ADVERTISED

Very Spacious Family Home | Excellent Condition | 4 Bedrooms
| 3 Bathrooms | Brand New Kitchen | ...

+ Add to report



£210,000

4 bedroom terraced house for sale

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

NO LONGER ADVERTISED

Four Floors | Well Presented | Great Location | flexible layout |
close to train station | utilit...

+ 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

+ Add to report

Manchester Road, Mossley,

NO LONGER ADVERTISED

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



£775 pcm

2 bedroom terraced house

+ 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

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: **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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