

LET PROPERTY PACK

INVESTMENT INFORMATION

Hamble Croft, Manchester,
M26

211562694

 www.letproperty.co.uk





Property Description

Our latest listing is in Hamble Croft, Manchester, M26

Get instant cash flow of **£588** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£820** which would provide the investor a Gross Yield of **9.5%** 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...



Hamble Croft,
Manchester, M26

211562694



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: leasehold

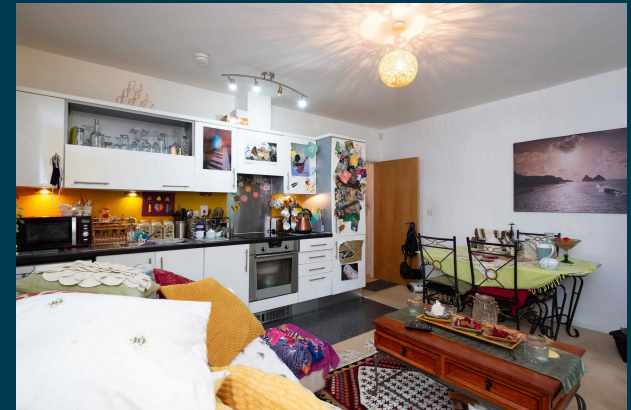
Current Rent: £588

Market Rent: £820

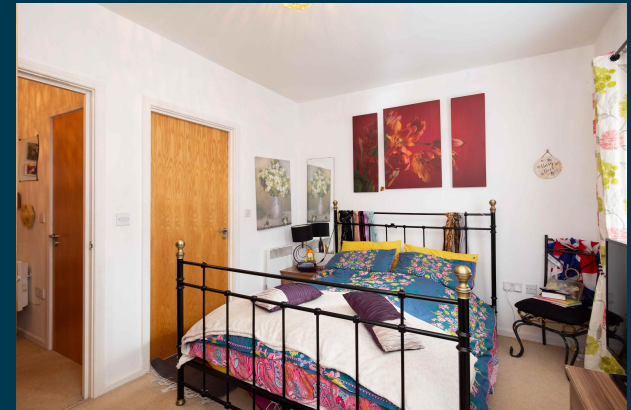
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£3,120
Legal Fees	£1,000.00
Total Investment	£30,120.00

Projected Investment Return



The monthly rent of this property is currently set at £588 per calendar month but the potential market rent is

£ 820

Returns Based on Rental Income	£588	£820
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£58.80	£82.00
Total Monthly Costs	£398.80	£422.00
Monthly Net Income	£189.20	£398.00
Annual Net Income	£2,270.40	£4,776.00
Net Return	7.54%	15.86%

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 **£3,136.00**
Adjusted To

Net Return **10.41%**

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


Annual Net Income **£3,216.00**
Adjusted To

Net Return **10.68%**

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 £115,000.



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


Langcliffe Place, Radcliffe, Manchester, Greater Manchester, M26 1QP

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 27 Sep 2021 by Miller Metcalfe, Bury

Two double bedrooms | Third floor apartment | Open plan living/dining/Kitchen | Four piece bathro...

£115,000



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

Douglas Chase, Radcliffe, Manchester, Greater Manchester, M26 1RT

NO LONGER ADVERTISED **SOLD STC**

Marketed from 23 Sep 2023 to 10 May 2024 (230 days) by Miller Metcalfe, Bury

Well Appointed First Floor Apartment | Neutral Decorated Throughout | Main Street to Ma...

£105,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

1 bedroom flat

+ Add to report

Hamble Croft, Radcliffe, M26

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Apr 2024 to 6 Jun 2024 (44 days) by Thornley Groves, Monton



£650 pcm

1 bedroom flat

+ Add to report

Hamble Croft, Radcliffe, M26

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Sep 2023 to 29 Sep 2023 (24 days) by Thornley Groves, Monton

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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