

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road, Dukinfield,
SK16

210949978

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Road, Dukinfield, SK16

Get instant cash flow of **£650** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **6.2%** 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 be a rewarding addition to an investor portfolio.

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



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £900

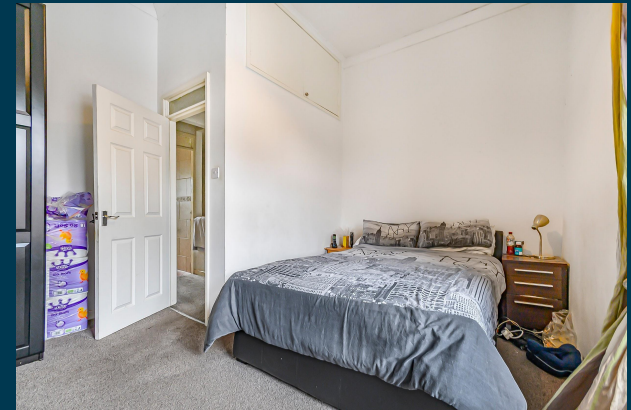
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£5,190
Legal Fees	£1,000.00
Total Investment	£49,440.00

Projected Investment Return



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

£ 900

Returns Based on Rental Income	£650	£900
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£65.00	£90.00
Total Monthly Costs	£620.63	£645.63
Monthly Net Income	£29.38	£254.38
Annual Net Income	£352.50	£3,052.50
Net Return	0.71%	6.17%

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 Adjusted To **£1,252.50**

Net Return **2.53%**

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

Annual Net Income Adjusted To **£457.50**

Net Return **0.93%**

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 terraced house for sale

[+ Add to report](#)

Victoria Road, Dukinfield, Greater Manchester, SK16

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Nov 2023 to 12 Apr 2024 (141 days) by Reeds Rains, Hyde



2 bedroom terraced house for sale

[+ Add to report](#)

Victoria Road, Dukinfield, Greater Manchester, SK16

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Apr 2023 to 15 Sep 2023 (149 days) by Reeds Rains, Hyde

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

2 bedroom semi-detached house

Durham Close, Dukinfield, SK16

NO LONGER ADVERTISED

Marketed from 2 Dec 2023 to 11 Dec 2023 (9 days) by OpenRent, London

+ Add to report



£950 pcm

2 bedroom terraced house

Edward Street, Dukinfield, SK16

NO LONGER ADVERTISED

Marketed from 25 Mar 2024 to 6 Apr 2024 (11 days) by Bridgfords Lettings, Denton

+ Add to report

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: **5 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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