

LET PROPERTY PACK

INVESTMENT INFORMATION

Wilmslow Road,
Manchester, M20 5AB

212054295

 www.letproperty.co.uk





Property Description

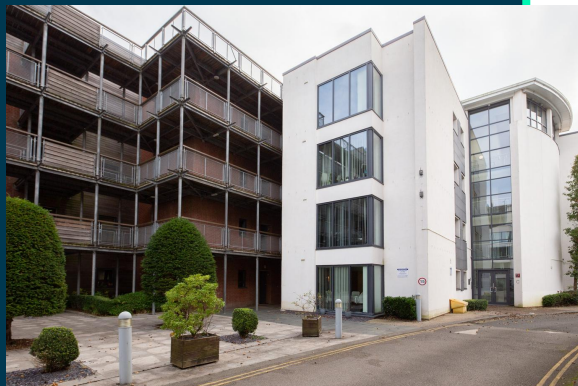
Our latest listing is in Wilmslow Road, Manchester, M20 5AB

Get instant cash flow of **£1,150** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£1,268** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



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Manchester, M20 5AB

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Property Key Features

2 bedrooms

1 bathroom

Good Condition

Easy access to local amenities

Factor Fees: £222.00

Ground Rent: £144

Lease Length: TBC

Current Rent: £1,150

Market Rent: £1,268

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000 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 £1,150 per calendar month but the potential market rent is

£1,268



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	£1,150	£1,268
Mortgage Payments on £164,250.00 @ 5%	£684.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£222.00	
Ground Rent	£12.00	
Letting Fees	£115.00	£126.80
Total Monthly Costs	£1,048.38	£1,060.18
Monthly Net Income	£101.63	£207.83
Annual Net Income	£1,219.50	£2,493.90
Net Return	1.96%	4.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£42.10**
Adjusted To

Net Return **-0.07%**

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


Annual Net Income **-£647.10**
Adjusted To

Net Return **-1.04%**

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 £240,000.



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

Printers Close, East Didsbury, Manchester, M19


CURRENTLY ADVERTISED

Marketed from 23 Oct 2024 by Julian Wadden, Didsbury

LARGE APARTMENT | GREAT LOCATION | WELL MAINTAINED | TWO GREAT SIZED BEDROOMS

£240,000

This listing features a photograph of a brick courtyard with several cars parked. The text indicates it is a 2-bedroom flat for sale at Printers Close, East Didsbury, Manchester, M19. It is currently advertised and was marketed from 23 Oct 2024 by Julian Wadden, Didsbury. The price is £240,000. Key features include a large apartment, great location, well-maintained condition, and two great sized bedrooms.



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

Wilmslow Road, Didsbury, Manchester, Greater Manchester, M20

NO LONGER ADVERTISED

Marketed from 1 Jun 2023 to 6 Apr 2024 (309 days) by Bridgfords, Didsbury

Two Bedroom | Secure Parking | Balcony | Great Location

£235,000

This listing features a photograph of a modern multi-story apartment building. The text indicates it is a 2-bedroom flat for sale at Wilmslow Road, Didsbury, Manchester, Greater Manchester, M20. It is no longer advertised and was marketed from 1 Jun 2023 to 6 Apr 2024 (309 days) by Bridgfords, Didsbury. The price is £235,000. Key features include two bedrooms, secure parking, a balcony, and a great location.

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom flat

+ Add to report

Citipeak, Wilmslow Road, Didsbury, Manchester, M20

NO LONGER ADVERTISED LET AGREED

Marketed from 25 Jun 2024 to 16 Jul 2024 (21 days) by Julian Wadden, Didsbury

LOCATED IN THE POPULAR EAST DIDSBURY | 2 DOUBLE BEDROOMS | 2 BATHROOMS | LARGE BALCONY | PRIVATE ...



£1,200 pcm

2 bedroom flat

+ Add to report

Parrs Wood Court, Manchester, M20

NO LONGER ADVERTISED






Marketed from 20 Mar 2024 to 18 Apr 2024 (29 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2020819

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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