

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wilmslow Road,  
Manchester, M20 5AB

212054295

 [www.letproperty.co.uk](http://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 **£1,255** 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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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Well Maintained Property**

**Easy access to local amenities**

**Factor Fees: £222**

**Ground Rent: £144**

**Lease Length: Leasehold**

**Current Rent: £1,150**

**Market Rent: £1,255**

# 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

£1,255



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	£1,255
Mortgage Payments on £164,250.00 @ 5%	<b>£684.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£19.00</b>	
Ground Rent	<b>£12.00</b>	
Letting Fees	<b>£115.00</b>	<b>£125.50</b>
<b>Total Monthly Costs</b>	<b>£845.38</b>	<b>£855.88</b>
<b>Monthly Net Income</b>	<b>£304.63</b>	<b>£399.13</b>
<b>Annual Net Income</b>	<b>£3,655.50</b>	<b>£4,789.50</b>
<b>Net Return</b>	<b>5.87%</b>	<b>7.69%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,279.50**  
Adjusted To

Net Return                      **3.66%**

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

Annual Net Income      **£1,648.50**  
Adjusted To

Net Return                      **2.65%**

# 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.



£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



£235,000

## 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 | Balconv | Great Location



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

## 2 bedroom flat

+ Add to report

Wilmslow Road, Manchester, Greater Manchester, M20

NO LONGER ADVERTISED

Marketed from 20 Sep 2024 to 11 Oct 2024 (21 days) by Thornley Groves, Didsbury

Available 7th November. A beautifully renovated two-bedroom apartment on the second floor, fully



£1,275 pcm

## 2 bedroom flat

+ Add to report

Wilmslow Road, Didsbury, Manchester, M20

CURRENTLY ADVERTISED






Marketed from 3 Oct 2024 by Julian Wadden, Didsbury

SITUATED CLOSE TO TRANSPORT LINKS | GROUND FLOOR APARTMENT | 2 DOUBLE BEDROOMS | 2 BATHROOMS | BB

# 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: **2 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.



**LETPROPERTY**