

LET PROPERTY PACK

INVESTMENT INFORMATION

Stretford Road,
Manchester, M15

211119640

 www.letproperty.co.uk





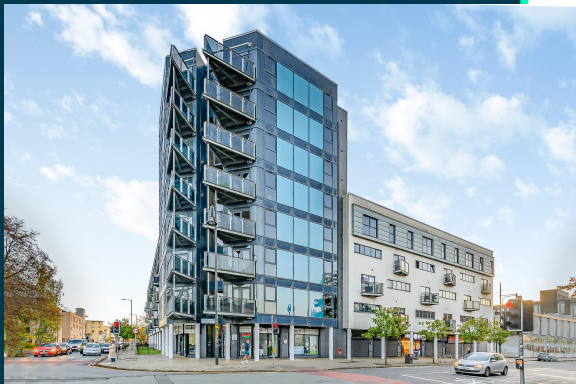
Property Description

Our latest listing is in Stretford Road, Manchester, M15

Get instant cash flow of **£1,200** per calendar month with a **7.6%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£5,700
Legal Fees	£1,000.00
Total Investment	£54,200.00

Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month.



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	£1,200
Mortgage Payments on £142,500.00 @ 5%	£593.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£120.00
Total Monthly Costs	£728.75
Monthly Net Income	£471.25
Annual Net Income	£5,655.00
Net Return	10.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£7,305.00**
Adjusted To

Net Return **-13.48%**

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

Annual Net Income **-£10,155.00**
Adjusted To

Net Return **-18.74%**

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 £170,000.



£170,000

2 bedroom flat for sale

+ Add to report

Bishops Corner, Stretford Road, M15

CURRENTLY ADVERTISED SOLD STC

Marketed from 26 Sep 2024 by Henry Wiltshire, Manchester



£169,000

2 bedroom apartment for sale

+ Add to report

Bishops Corner, 321 Stretford Road, Manchester, M15

NO LONGER ADVERTISED

Marketed from 5 Oct 2023 to 6 Jun 2024 (245 days) by Bentley Hurst, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom flat

+ Add to report

Bishops Corner, 321 Stretford Road, Manchester, M15 4UW

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 9 Jan 2024 to 6 May 2024 (117 days) by C & R Properties Ltd, Hulme Manchester



£1,400 pcm

2 bedroom flat

+ Add to report

Bishops Corner, Hulme, Manchester, M15 4UW

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 9 Jan 2024 to 7 May 2024 (119 days) by C & R Properties Ltd, Hulme Manchester


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: **Moved in within the last 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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