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LET PROPERTY PACK

INVESTMENT INFORMATION

Bond Street, Macclesfield, SK11

213199434

(www.letproperty.co.uk





Property Description

Our latest listing is in Bond Street, Macclesfield, SK11

Get instant cash flow of £1,470 per calendar month with a 5.9% Gross Yield for investors.

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...







Bond Street, Macclesfield, SK11

Property Key Features 3 Studio/Bedsit

3 Bathrooms

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Open Plan Lounge Modern Kitchen

Factor Fees: TBC Ground Rent: freehold Lease Length: freehold Current Rent: £1,470











Kitchen





Bedrooms





Bathroom





Exterior



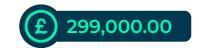






Figures based on assumed purchase price of £299,000.00 and borrowing of £224,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£74,750.00
SDLT Charge	£11,420
Legal Fees	£1,000.00
Total Investment	£87,170.00

Projected Investment Return



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. The monthly rent of this property is currently set at £1,470 per calendar month.

Returns Based on Rental Income	£1,470
Mortgage Payments on £224,250.00 @ 5%	£934.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	freehold
Letting Fees	£147.00
Total Monthly Costs	<mark>£1,096.38</mark>
Monthly Net Income	£373.63
Annual Net Income	<mark>£4,483.50</mark>
Net Return	<mark>5.14%</mark>

LETOR(I)DER

Return Stress Test Analysis Report





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

Annual Net Income£1,543.50Adjusted To

Net Return

1.77%

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

Annual Net Income -£1.50 Adjusted To

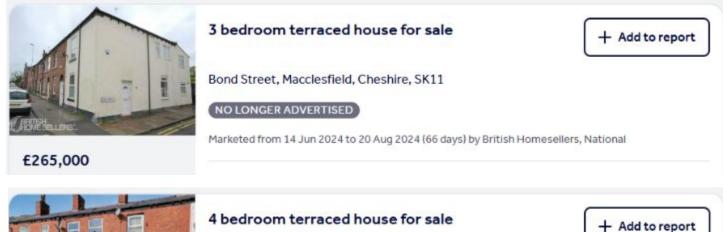
Net Return C

0.00%

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 £265,000.

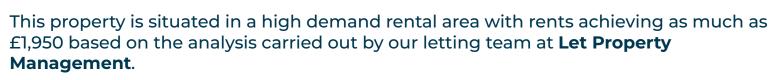


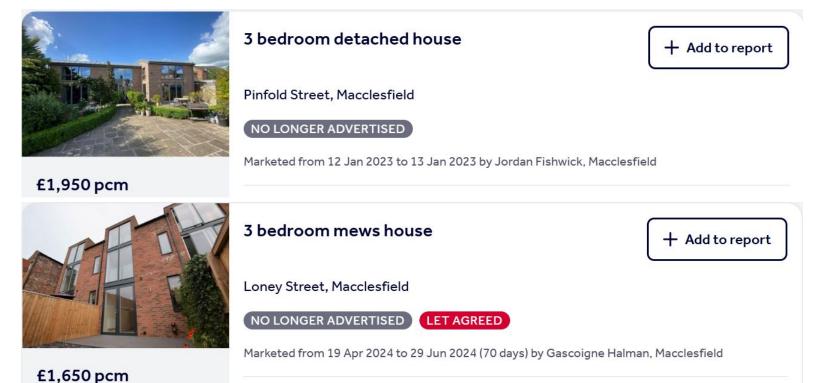


£265,000

4 bedroom terraced house for sale H Add to report Bond Street, Macclesfield NO LONGER ADVERTISED Marketed from 13 Apr 2023 to 2 Sep 2023 (141 days) by Butters John Bee, Congleton

Rent Comparables Report







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

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.



Current term of tenancy: 3 years+

Payment history: On time for length of tenancy





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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.

