

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...



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SK11

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Property Key Features

3 Studio/Bedsit

3 Bathrooms

Open Plan Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £1,470

Lounge



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

£ 299,000.00

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

Projected Investment Return

The monthly rent of this property is currently set at £1,470 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	£1,470
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	£1,096.38
Monthly Net Income	£373.63
Annual Net Income	£4,483.50
Net Return	5.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,543.50**
Adjusted To

Net Return **1.77%**

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

Annual Net Income **-£1.50**
Adjusted To

Net Return **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

3 bedroom terraced house for sale

+ Add to report

Bond Street, Macclesfield, Cheshire, SK11

NO LONGER ADVERTISED

Marketed from 14 Jun 2024 to 20 Aug 2024 (66 days) by British Homesellers, National



£265,000

4 bedroom terraced house for sale

+ 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



This property is situated in a high demand rental area with rents achieving as much as £1,950 based on the analysis carried out by our letting team at **Let Property Management**.



£1,950 pcm

3 bedroom detached house

+ Add to report

Pinfold Street, Macclesfield

NO LONGER ADVERTISED

Marketed from 12 Jan 2023 to 13 Jan 2023 by Jordan Fishwick, Macclesfield



£1,650 pcm

3 bedroom mews house

+ Add to report

Loney Street, Macclesfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Apr 2024 to 29 Jun 2024 (70 days) by Gascoigne Halman, Macclesfield

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: **3 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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213199434

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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