

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Thankerton Avenue,  
Manchester, M34

200672433

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Thankerton Avenue, Manchester, M34.

This property has a potential to rent for **£1,115** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Spacious Lounge**

**Bright Conservatory**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Market Rent: £1,115**

# 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



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.



<b>Returns Based on Rental Income</b>	<b>£1,115</b>
Mortgage Payments on £142,500.00 @ 5%	<b>£593.75</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£111.50</b>
<b>Total Monthly Costs</b>	<b>£720.25</b>
<b>Monthly Net Income</b>	<b>£394.75</b>
<b>Annual Net Income</b>	<b>£4,737.00</b>
<b>Net Return</b>	<b>8.74%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,507.00**  
Adjusted To

Net Return                      **4.63%**

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

Annual Net Income      **£1,887.00**  
Adjusted To

Net Return                      **3.48%**

# 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 £210,000.



£210,000

### 3 bedroom terraced house for sale

North Road, Audenshaw

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Well presented 3 bedroom home. | Sought after location. | Modern kitchen and bathroom. | Low Main...

SOLD PRICE HISTORY



£190,000

### 3 bedroom terraced house for sale

Brendon Drive, Audenshaw, Manchester, M34

+ Add to report

NO LONGER ADVERTISED

\*Guide Price £190,000 - £200,000\* | Three Bedroom Mid Terrace House | Immaculately Presented with...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

## 3 bedroom detached house

+ Add to report

Kestrel Avenue, Audenshaw, Manchester, M34

NO LONGER ADVERTISED LET AGREED

Marketed from 31 Oct 2023 to 27 Dec 2023 (56 days) by Edward Mellor Ltd, Droylsden

AVAILABLE NOW | DETACHED PROPERTY | THREE BEDROOMS | TWO BATHROOMS | MODERN



£1,300 pcm

## 3 bedroom semi-detached house

+ Add to report

Thrapston Avenue, Manchester

NO LONGER ADVERTISED






Marketed from 19 Mar 2024 to 23 May 2024 (64 days) by Pearson Ferrier, Cheetham Hill

\*\*\*\*\* THREE BEDROOM TO LET\*\*\*\*\* Pearson Ferrier are delighted to present this wonderful three...

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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**