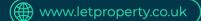


LET PROPERTY PACK

INVESTMENT INFORMATION

Joiner Street, Manchester, M4

215313211











Property Description

Our latest listing is in Joiner Street, Manchester, M4

Get instant cash flow of **vacant** per calendar month with a **#VALUE!** Gross Yield for investors.

This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 10.9% if the rent was increased to market rate.

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...







Joiner Street, Manchester, M4



2 bedrooms

1 bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: £135.00 PM

Ground Rent: £35.67 PM

Lease Length: 106 years

Market Rent: £1,200

215313211

Lounge









Kitchen





Bedrooms









Bathroom





Exterior







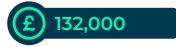


Initial Outlay





ASSUMED PURCHASE PRICE



SDLT Charge£6,740Legal Fees£1,000Total Investment£139,740

Outlay figures based on assumed cash purchase of £50,000.

Projected Investment Return



£1.200



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

Returns based on Rental Income	£1,200
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£135.00
Ground Rent	£35.67
Letting Fees	£120.00
Total Monthly Costs	£305.67
Monthly Net Income	£894.33
Annual Net Income	£10,731.96
Net Return	7.68%

Returns Based on Rental Income

Return Stress Test Analysis Report





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

Annual Net Income £8,332

Adjusted To

Net Return 5.96%

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 £184,000.



2 bedroom apartment for sale

+ Add to report

Joiner Street, Manchester, Greater Manchester

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Aug 2023 to 18 Mar 2024 (206 days) by Leaders Sales, Fallowfield



£184,000

2 bedroom apartment for sale

+ Add to report

Lighthouse, Northern Quarter

NO LONGER ADVERTISED

Marketed from 3 Jul 2023 to 3 Oct 2023 (92 days) by Reside, Manchester

£175,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

2 bedroom flat

Joiner Street, Manchester, M4

NO LONGER ADVERTISED

Marketed from 10 Feb 2025 to 13 Feb 2025 (3 days) by OpenRent, London



£1,400 pcm

2 bedroom apartment

Lighthouse, Joiner Street, Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jun 2024 to 28 Jul 2024 (40 days) by Goodwin Fish, Manchester

+ Add to report

+ Add to report





Interested in this property investment?

Call us on **0141 478 0985**



Joiner Street, Manchester, M4



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.