

LET PROPERTY PACK

INVESTMENT INFORMATION

Sussex Road, Cadishead,
Manchester, M44 5HS

217174068

 www.letproperty.co.uk





Property Description

Our latest listing is in Sussex Road, Cadishead, Manchester, M44 5HS

This property has a potential to rent for **£1,181** which would provide the investor a Gross Yield of **6.2%** 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...



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Property Key Features

3 Bedrooms

1 Bathroom

**Perfect for Buyers Looking to
Move Up the Property Ladder**

Front and rear gardens

On-road parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,181

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£13,600
Legal Fees	£1,000.00
Total Investment	£72,100.00

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.



Returns Based on Rental Income	£1,181
Mortgage Payments on £172,500.00 @ 5%	£718.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£118.10
Total Monthly Costs	£851.85
Monthly Net Income	£329.15
Annual Net Income	£3,949.80
Net Return	5.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,587.80**
Adjusted To

Net Return **2.20%**

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

Annual Net Income **£499.80**
Adjusted To

Net Return **0.69%**

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 £239,995.



£239,995

3 bedroom semi-detached house for sale

Fir Street, Cadishead, M44

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Feb 2025 by Irlam Estates, Irlam

Freehold | Off-Road Parking | Modernised Throughout | Garden Room/Mancave/Gym in Garden with unde...

+ Add to report



£235,000

3 bedroom semi-detached house for sale

New Moss Road, Cadishead, M44

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jun 2024 to 30 Sep 2024 (118 days) by Irlam Estates, Irlam

Situated on a popular road | Three bedrooms | Semi detached | Modern throughout | Corner position

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom semi-detached house

+ Add to report

2 Glazebrook Meadows, Warrington, Cheshire, WA3

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2024 to 15 Aug 2024 (43 days) by Sterling Properties, Bury

Newly decorated | Garden to rear | Driveway to front | En suite shower room



£1,200 pcm

3 bedroom semi-detached house

+ Add to report

Forest Gardens, Partington, Manchester, M31

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Mar 2025 to 11 Apr 2025 (30 days) by VitalSpace, South Manchester

Three bedrooms | Semi detached property | Available 07-04-25 | Unfurnished accommodation | Quiet ...

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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5HS

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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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