

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Chester Road, Old Trafford,  
Manchester, M16 9QY

218467145

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





## Property Description

Our latest listing is in Chester Road, Old Trafford, Manchester, M16 9QY

Get instant cash flow of **£1,170** per calendar month with a **12.21%** Gross Yield for investors.

This property has a potential to rent for **£1,170** which would provide the investor a Gross Yield of **12.2%** if the rent was increased to market rate.

**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...



Chester Road, Old  
Trafford, Manchester, M16  
9QY

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Well-kept Flat**

**Communal Rear Garden**

**Factor Fees: £374 pm**

**Ground Rent: £20.84 pm**

**Lease Length: 243 years**

**Current Rent: £1,170**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit £33,000.00

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,170 per calendar month



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



<b>Returns Based on Rental Income</b>	<b>£1,170</b>
Mortgage Payments on £99,000.00 @ 5%	<b>£412.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£374.00</b>
Ground Rent	<b>£20.84</b>
Letting Fees	<b>£117.00</b>
<b>Total Monthly Costs</b>	<b>£939.34</b>
<b>Monthly Net Income</b>	<b>£230.66</b>
<b>Annual Net Income</b>	<b>£2,767.92</b>
<b>Net Return</b>	<b>6.79%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£427.92**  
Adjusted To

Net Return                      **1.05%**

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

Annual Net Income      **£1,038.00**  
Adjusted To

Net Return                      **2.55%**



# 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 £135,000.



£135,000

## 1 bedroom apartment for sale

+ Add to report

Westpoint, 501 Chester Road, Macnhester, M16

NO LONGER ADVERTISED

Marketed from 20 Mar 2024 to 27 Jan 2025 (313 days) by NEXIS Property, Manchester

GREAT NEWS for INVESTORS. VIEW TO the Manchester United. Located in the sought-after West Point d...



£134,000

## 1 bedroom flat for sale

+ Add to report

Seymour Grove, Manchester, Greater Manchester, M16

NO LONGER ADVERTISED

Marketed from 11 Oct 2024 to 24 Jan 2025 (105 days) by Let Property Sales & Management, Glasgow

Buy-to-Let Opportunity | Long Term Tenant Currently Situated | Likely to attract enquiries from S...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,204 based on the analysis carried out by our letting team at **Let Property Management**.



£1,204 pcm

## 1 bedroom apartment

+ Add to report

Westpoint, Chester Road

CURRENTLY ADVERTISED

Marketed from 14 Jul 2025 by My Apartments, Manchester

In Manchester's most up and coming area | In the heart of Trafford | Modern, stylish living exper...



£1,150 pcm

## 1 bedroom flat

+ Add to report

Urban Green, 75 Seymour Grove, Old Trafford

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Aug 2024 to 19 Sep 2024 (44 days) by HG Premier Lettings, Wigan

\*\*\*BRAND NEW DEVELOPMENT\*\*\* Urban Green is a brand new, off-plan development ideally situated in

...

# 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: **6 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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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**