

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Manchester,
M4

219539920

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Manchester, M4

Get instant cash flow of **£995** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£1,157** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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M4

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Property Key Features

1 Bedroom

2 Bathrooms

Spacious Rooms

Good Condition

**Factor Fees and Ground Rent:
£130.74 PM**

Lease Length: 103 years

Current Rent: £995

Market Rent: £1,157

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£8,350
Legal Fees	£1,000.00
Total Investment	£48,100.00

Projected Investment Return



The monthly rent of this property is currently set at £995 per calendar month but the potential market rent is

£ 1,157



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



Returns Based on Rental Income	£995	£1,157
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees and Ground Rent	£130.74	
Letting Fees	£99.50	£115.70
Total Monthly Costs	£729.62	£745.82
Monthly Net Income	£265.39	£411.19
Annual Net Income	£3,184.62	£4,934.22
Net Return	6.62%	10.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,620.22**
Adjusted To

Net Return **5.45%**

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

Annual Net Income **£2,609.22**
Adjusted To

Net Return **5.42%**

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 £145,000.



£145,000

1 bedroom apartment for sale

High Street, Manchester

CURRENTLY ADVERTISED

Marketed from 8 Mar 2025 by Leaders Sales, Fallowfield



£140,000

1 bedroom apartment for sale

56 High Street, Northern Quarter

NO LONGER ADVERTISED

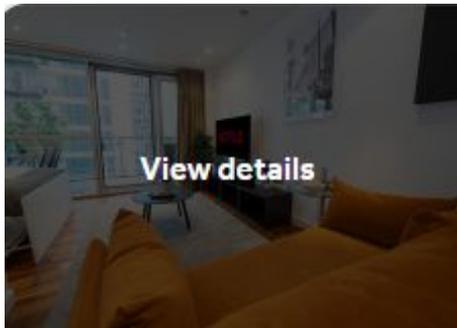
Marketed from 23 Jan 2025 to 30 May 2025 (126 days) by Goodwin Fish, Manchester



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,900 based on the analysis carried out by our letting team at **Let Property Management**.



£2,900 pcm

1 bedroom flat

Clowes Street, Salford

NO LONGER ADVERTISED

Marketed from 23 Apr 2025 to 22 Jul 2025 (89 days) by Rentr, Birmingham



£2,781 pcm

1 bedroom serviced apartment

Lampwick Lane, Manchester, Greater Manchester, M4

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Apr 2023 to 14 Jul 2025 (832 days) by Livinc, North Street

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved within the last 2 years**

 Payment history: **On time for length of tenancy**

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.



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