

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ward Street, Moston,  
Manchester, M40

222961882

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





## Property Description

Our latest listing is in Ward Street, Moston, Manchester, M40

Get instant cash flow of **£816** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Ward Street, Moston,  
Manchester, M40

222961882



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge and Kitchen**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £816**

**Market Rent: £1,000**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 160,000.00

25% Deposit	£40,000.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£49,700.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £816 per calendar month but the potential market rent is

£1,000

Returns Based on Rental Income	£816	£1,000
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£81.60	£100.00
Total Monthly Costs	£596.60	£615.00
Monthly Net Income	£219.40	£385.00
Annual Net Income	£2,632.80	£4,620.00
Net Return	5.30%	9.30%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,620.00**  
Adjusted To

Net Return                      **5.27%**

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

Annual Net Income      **£2,220.00**  
Adjusted To

Net Return                      **4.47%**



# 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 £170,000.



£170,000

## 2 bedroom terraced house for sale

Worsefold Street, Manchester, Greater Manchester, M40

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 Aug 2025 by Ryder & Dutton, Chadderton

+ Add to report



£140,000

## 2 bedroom terraced house for sale

Romney Street, Moston, Manchester, M40

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jul 2022 to 27 Jan 2023 (187 days) by Ryder & Dutton, Chadderton

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 2 bedroom terraced house

Stovell Road, Moston, Manchester, M40

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Mar 2025 to 10 Jul 2025 (103 days) by Ryder & Dutton, Chadderton

+ Add to report



£875 pcm

## 2 bedroom flat

Princedom Street, Manchester, M9

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Nov 2025 to 18 Dec 2025 (40 days) by Cherry Picked Properties, Heald Green

+ Add to report

# 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**



Current term of tenancy: **2 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.





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

Ward Street, Moston, Manchester, M40

222961882

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**