

LET PROPERTY PACK

INVESTMENT INFORMATION

Ward Street, Moston,
Manchester, M40

222961882

 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...



LET PROPERTY



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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



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%

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



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

+ Add to report

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



£875 pcm

2 bedroom flat

Princedom Street, Manchester, M9

NO LONGER ADVERTISED

LET AGREED

+ Add to report

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

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.



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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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