

LET PROPERTY PACK

INVESTMENT INFORMATION

Hale Lane, Manchester,
M35

223621350

 www.letproperty.co.uk





Property Description

Our latest listing is in Hale Lane, Failsworth, Manchester, M35

Get instant cash flow of **£0** per calendar month with a **0.0%** Gross Yield for investors.

This property has a potential to rent for **£1,600** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Hale Lane, Failsworth,
Manchester, M35

223621350



Property Key Features

3 Bedrooms

2 Bathrooms

Good Condition

Modern equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 170,000.00

25% Deposit	£42,500.00
SDLT Charge	£9,400
Legal Fees	£1,000.00
Total Investment	£52,900.00

Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 1,600

Returns Based on Rental Income	£1,600
Mortgage Payments on £127,500.00 @ 5%	£531.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£160.00
Total Monthly Costs	£706.25
Monthly Net Income	£893.75
Annual Net Income	£10,725.00
Net Return	20.27%

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 **£7,525.00**
Adjusted To

Net Return **14.22%**

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

Annual Net Income **£8,175.00**
Adjusted To

Net Return **15.45%**

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 £275,000.



£275,000

4 bedroom end of terrace house for sale

Chauncy Road, New Moston, Manchester, Greater Manchester, M40

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Aug 2024 to 9 Jan 2025 (154 days) by Ryder & Dutton, Chadderton



£260,000

4 bedroom terraced house for sale

Moston Lane East, New Moston, Manchester, M40

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Aug 2024 to 7 Nov 2024 (97 days) by Ryder & Dutton, Chadderton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

3 bedroom terraced house

+ Add to

Droylsden Road, Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Sep 2025 to 9 Dec 2025 (74 days) by COUSINS ESTATE AGENTS, Failsworth



£1,250 pcm

3 bedroom town house

Somerset Road, Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Sep 2025 to 14 Nov 2025 (66 days) by Admove, Altrincham

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: **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.



www.letproperty.co.uk

Hale Lane, Failsworth, Manchester, M35

223621350

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