

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Foundry Street, Dukinfield,  
SK16

224301753

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





## Property Description

Our latest listing is in Foundry Street, Dukinfield, SK16

Get instant cash flow of **£720** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£948** which would provide the investor a Gross Yield of **8.4%** 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...



Foundry Street,  
Dukinfield, SK16

224301753



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £720**

**Market Rent: £948**



# Lounge





# Kitchen





# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 135,000.00

25% Deposit	£33,750.00
SDLT Charge	£6,950
Legal Fees	£1,000.00
Total Investment	£41,700.00

# Projected Investment Return



The monthly rent of this property is currently set at £720 per calendar month but the potential market rent is

£ 948

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



Returns Based on Rental Income	£720	£948
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£72.00	£94.80
Total Monthly Costs	£508.88	£531.68
Monthly Net Income	£211.13	£416.33
Annual Net Income	£2,533.50	£4,995.90
Net Return	6.08%	11.98%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,099.90**  
Adjusted To

Net Return                      **7.43%**

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

Annual Net Income      **£2,970.90**  
Adjusted To

Net Return                      **7.12%**

# 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 £165,000.



£165,000

2 bedroom terraced house for sale

Foundry Street, Dukinfield

NO LONGER ADVERTISED

Marketed from 20 May 2025 to 1 Jul 2025 (41 days) by A Wilson Estates, Stalybridge



£160,000

2 bedroom terraced house for sale

Foundry Street, Dukinfield, Greater Manchester, SK16

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jul 2024 to 22 Oct 2025 (455 days) by Bridgfords, Stalybridge

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 2 bedroom terraced house

+ Add to

Clarendon Street, Dukinfield, Cheshire, SK16

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Oct 2025 to 21 Nov 2025 (37 days) by Jardine Lettings & Investments, Hyde



£950 pcm

## 2 bedroom end of terrace house



Chapel Street, Dukinfield SK15

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Dec 2025 to 13 Jan 2026 (40 days) by Bridgfords Lettings, Stockport



# 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.



**LETPROPERTY**