

LET PROPERTY PACK

INVESTMENT INFORMATION

Meadow Mill, Water Street,
Stockport, SK1

224577805

 www.letproperty.co.uk





Property Description

Our latest listing is in Meadow Mill, Water Street, Stockport, SK1

Get instant cash flow of **£925** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.9%** 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...



Meadow Mill, Water
Street, Stockport, SK1

224577805



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: £8.00 pm

Lease Length: 244 years

Current Rent: £925

Market Rent: £1,150

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 £925 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£925	£1,150
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£8.00	
Letting Fees	£92.50	£115.00
Total Monthly Costs	£599.88	£622.38
Monthly Net Income	£325.13	£527.63
Annual Net Income	£3,901.50	£6,331.50
Net Return	8.11%	13.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,031.50**
Adjusted To

Net Return **8.38%**

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

Annual Net Income **£4,102.50**
Adjusted To

Net Return **8.53%**

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 £180,000.



£180,000

1 bedroom apartment for sale

+ Adc

Meadow Mill, Water Street, Stockport, SK1

NO LONGER ADVERTISED

Marketed from 16 Apr 2024 to 1 Aug 2024 (106 days) by Lancashire Properties, Manchester



£160,000

1 bedroom apartment for sale

Water Street, Stockport, SK1

CURRENTLY ADVERTISED

Marketed from 26 Nov 2025 by Viaduct Housing, Stockport

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

1 bedroom apartment

Meadow Mill, Water Street, Stockport

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Nov 2025 to 20 Nov 2025 (5 days) by Orlando Reid, Manchester



£950 pcm

1 bedroom apartment

Water Street, Stockport, Cheshire, SK1

CURRENTLY ADVERTISED

LET AGREED

Marketed from 3 Dec 2025 by Intus Lettings, Manchester

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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Meadow Mill, Water Street, Stockport, SK1

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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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