

LET PROPERTY PACK

INVESTMENT INFORMATION

Bury Old Road Whitefield,
Manchester, M45 7AL

199065366

 www.letproperty.co.uk





Property Description

Our latest listing is in Bury Old Road Whitefield, Manchester, M45 7AL

Get instant cash flow of **£800** per calendar month with a **4.0%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

2 Bedrooms

2 Bathrooms

Balcony

Underground Parking

Factor Fees: £233 pm

Ground Rent: TBC

Lease Length: 977 years

Current Rent: £800

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £241,000.00 and borrowing of £180,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 241,000.00

25% Deposit	£60,250.00
SDLT Charge	£14,370
Legal Fees	£1,000.00
Total Investment	£75,620.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,200



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£800	£1,200
Mortgage Payments on £180,750.00 @ 5%	£753.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£233.00	
Ground Rent	TBC	
Letting Fees	£80.00	£120.00
Total Monthly Costs	£1,081.13	£1,121.13
Monthly Net Income	-£281.13	£78.88
Annual Net Income	-£3,373.50	£946.50
Net Return	-4.46%	1.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,453.50**
Adjusted To

Net Return **-1.92%**

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

Annual Net Income **-£2,668.50**
Adjusted To

Net Return **-3.53%**

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 £250,000.



£250,000

2 bedroom flat for sale

+ Add to report

Wentworth Court, Higher Lane, Whitefield

NO LONGER ADVERTISED

Marketed from 25 Jan 2023 to 30 Jan 2024 (370 days) by Normie Sales & Lettings, North Manchester

Prestigious Gated Development | Two Bathrooms | Secure Parking | Chain Free



£245,000

2 bedroom apartment for sale

+ Add to report

Wentworth Court, Higher Lane, M45 7UZ

CURRENTLY ADVERTISED

Marketed from 13 Mar 2025 by Normie Sales & Lettings, North Manchester

Prestigious Gated Development | Lift Access In The Building | Secure Parking On Site | Two Bedroo...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom flat

+ Add to report

The Atrium, Bury Old Road Whitefield, Manchester

NO LONGER ADVERTISED

Marketed from 16 Dec 2024 to 18 Dec 2024 (1 days) by Pearson Ferrier, Radcliffe

SECOND FLOOR APARTMENT | TWO DOUBLE BEDS | ENSUITE | OPEN PLAN | UNDERGROUND PARKING | LIFT | AVA...



£1,225 pcm

2 bedroom flat

+ Add to report

Longfield Centre, Prestwich, Manchester, M25

NO LONGER ADVERTISED

Marketed from 9 Oct 2024 to 25 Nov 2024 (47 days) by Thornley Groves, Prestwich

** AVAILABLE NOW ** Thornley Groves are pleased to offer a first floor two bed, furnished apartme...

Current Tenant Profile



As this property is currently tenanted, 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: **3 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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