

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Baron Road Hyde, SK14  
5RW

200713010

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





## Property Description

Our latest listing is in Baron Road Hyde, SK14 5RW

Get instant cash flow of **£700** per calendar month with a **3.7%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



Baron Road Hyde, SK14  
5RW

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Garden Grounds**

**Factor Fees: £0.00**

**Ground Rent: £2.00**

**Lease Length: 99**

**Current Rent: £700**

**Market Rent: £1,200**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
Total Investment	£65,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£700	£1,200
Mortgage Payments on £172,500.00 @ 5%	<b>£718.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>£2.00</b>	
Letting Fees	<b>£70.00</b>	<b>£120.00</b>
<b>Total Monthly Costs</b>	<b>£805.75</b>	<b>£855.75</b>
<b>Monthly Net Income</b>	<b>-£105.75</b>	<b>£344.25</b>
<b>Annual Net Income</b>	<b>-£1,269.00</b>	<b>£4,131.00</b>
<b>Net Return</b>	<b>-1.94%</b>	<b>6.32%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,731.00**  
Adjusted To

Net Return                      **2.65%**

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

Annual Net Income      **£705.00**  
Adjusted To

Net Return                      **1.08%**

# 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



Floorplan

## 4 bedroom end of terrace house for sale

Baron Road, Hyde, Greater Manchester, SK14

+ Add to report

CURRENTLY ADVERTISED SOLD STC

FRONT GARDEN/DRIVEWAY | ENTRANCE HALLWAY | LOUNGE | DINING ROOM | KITCHEN | UTILITY ROOM | CONSER...

### SOLD PRICE HISTORY

4 Sep 2006

£115,000

Marketed from 15 Apr 2023 by Taylor & Wood Estate Agents, Hyde



£210,000



Floorplan

## 4 bedroom terraced house for sale

Baron Road, Gee Cross

+ Add to report

NO LONGER ADVERTISED SOLD STC

Extended four-bedroom home in the heart of Gee Cross | Quiet no through road | Recently construct...

### SOLD PRICE HISTORY

24 Jun 2021

£216,000

Marketed from 30 Mar 2021 to 27 Jul 2021 (118 days) by On the Move Property Boutique, Hyde

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

## 2 bedroom house

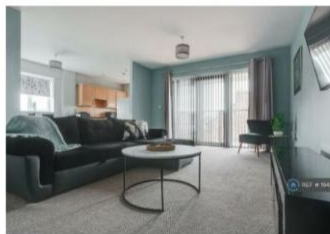
2 Franklin Road , Manchester, Manchester

+ Add to report

NO LONGER ADVERTISED

We are excited to present this 2 bedroom house in Manchester. Length of property availability is ...

Marketed from 24 Feb 2023 to 8 Mar 2023 (12 days) by HYBR, London



£1,500 pcm

## 2 bedroom terraced house

Hyde Road, Manchester, M18

+ Add to report

CURRENTLY ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1948855

Marketed from 11 Jan 2024 by OpenRent, London

# 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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?**

Make an offer or  
**book a viewing**

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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