

LET PROPERTY PACK

INVESTMENT INFORMATION

Warwick Road Old
Trafford, Manchester, M16
0RZ

201181240

 www.letproperty.co.uk





Property Description

Our latest listing is in Warwick Road Old Trafford, Manchester, M16 0RZ

Get instant cash flow of **£1,250** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **7.1%** 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 bedroom

2 bathroom

Three Piece Bathroom

Easy access to local amenities

Factor Fees: £174.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,250

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £235,000 and borrowing of £176,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 235,000.00

25% Deposit	£58,750.00
SDLT Charge	£7,050
Legal Fees	£1,000.00
Total Investment	£66,800.00

Projected Investment Return



The monthly rent of this property is currently set at £1,250 per calendar month but the potential market rent is

£ 1,400



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	£1,250	£1,400
Mortgage Payments on £176,250.00 @ 5%	£734.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£174.00	
Ground Rent	TBC	
Letting Fees	£125.00	£140.00
Total Monthly Costs	£1,048.38	£1,063.38
Monthly Net Income	£201.63	£336.63
Annual Net Income	£2,419.50	£4,039.50
Net Return	3.62%	6.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,239.50**
Adjusted To

Net Return **1.86%**

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

Annual Net Income **£514.50**
Adjusted To

Net Return **0.77%**

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 £299,950.



£299,950

2 bedroom flat for sale

Warwick Road, Manchester, M16

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Open plan living | Panoramic views | Balcony/terrace | 2 Bedroom | En-suite bathroom

Marketed from 13 Jan 2021 to 10 Jun 2021 (148 days) by Northwood, Sale



£250,000

2 bedroom apartment for sale

Birch Avenue, Manchester

+ Add to report

NO LONGER ADVERTISED

High Tenant Demand | Parking Space Included | Stunning Apartments | Prime Location | Abundance of...

Marketed from 6 Jul 2022 to 13 Jul 2022 (7 days) by North Property Group, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,995 based on the analysis carried out by our letting team at **Let Property Management**.



£1,995 pcm

2 bedroom penthouse

Warwick Road, Manchester, Greater Manchester, M16

+ Add to report

CURRENTLY ADVERTISED

FULLY FURNISHED | DUPLEX APARTMENT | PARKING FOR TWO CARS | TWO LARGE TERRACES | SOUTH FACING

Marketed from 25 Oct 2021 by Anglo Homes, Manchester



£1,595 pcm

2 bedroom flat

Warwick Road, Manchester, M16

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1692234

Marketed from 29 Apr 2023 to 20 May 2023 (21 days) 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: **Moved in 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.



www.letproperty.co.uk

Warwick Road Old Trafford, Manchester,
M16 0RZ

PROPERTY ID: 12345678

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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