

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Warwick Road Old Trafford, Manchester, M16 ORZ

201181240











## **Property Description**

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

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 tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Warwick Road Old Trafford, Manchester, M16 ORZ



# Property Key Features

2 Bedrooms

2 Bathrooms

Three-Piece Bathroom

**Easy Access to Local Amenities** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: 101 years

Current Rent: £1,250

Market Rent: £1,400

20118124C

# Lounge





# Kitchen



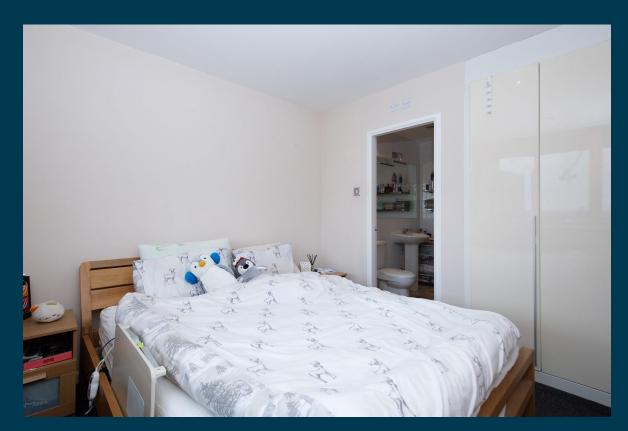






# **Bedrooms**









# Bathroom







# **Exterior**









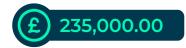
## **Initial Outlay**





Figures based on assumed purchase price of £235,000.00 and borrowing of £176,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£58,750.00** 

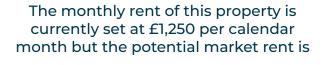
SDLT Charge £13,950

Legal Fees £1,000.00

Total Investment £73,700.00

## **Projected Investment Return**









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	ТВС	
Ground Rent	TBC	
Letting Fees	£125.00	£140.00
Total Monthly Costs	£874.38	£889.38
Monthly Net Income	£375.63	£510.63
Annual Net Income	£4,507.50	£6,127.50
Net Return	6.12%	8.31%

## Return Stress Test Analysis Report





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

Annual Net Income

£3,327.50

**Adjusted To** 

Net Return

4.51%

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

Annual Net Income

£2,602.50

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 £299,950.



£299,950

#### 2 bedroom flat for sale

Warwick Road, Manchester, M16

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

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

+ Add to report

+ Add to report

## 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

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1692234

Marketed from 29 Apr 2023 to 20 May 2023 (21 days) by OpenRent, London

+ Add to report

### **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: **Moved in** within the last 2 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Warwick Road Old Trafford, Manchester, M16 ORZ

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.

