

LET PROPERTY PACK

INVESTMENT INFORMATION

Worsley Road Swinton,
Manchester, M27 5SP

202054512

 www.letproperty.co.uk





Property Description

Our latest listing is in Worsley Road Swinton, Manchester, M27 5SP

Get instant cash flow of **£600** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.1%** 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...



Worsley Road Swinton,
Manchester, M27 5SP

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Property Key Features

2 Bedrooms

1 Bathroom

Three piece bathroom

Good condition

Factor Fees: £0.00

Ground Rent: £28.00

Lease Length: 100

Current Rent: £600

Market Rent: £950

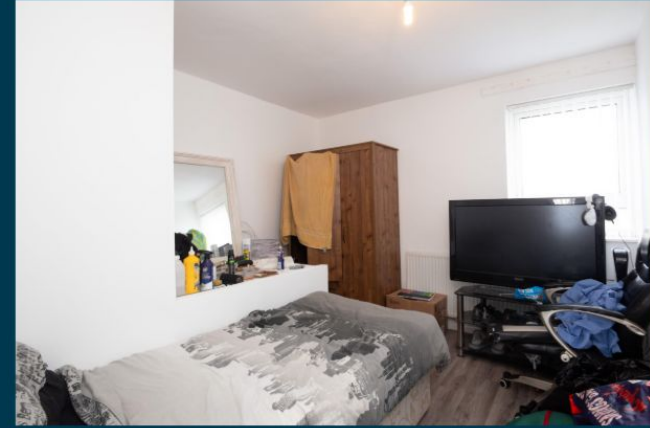
Lounge



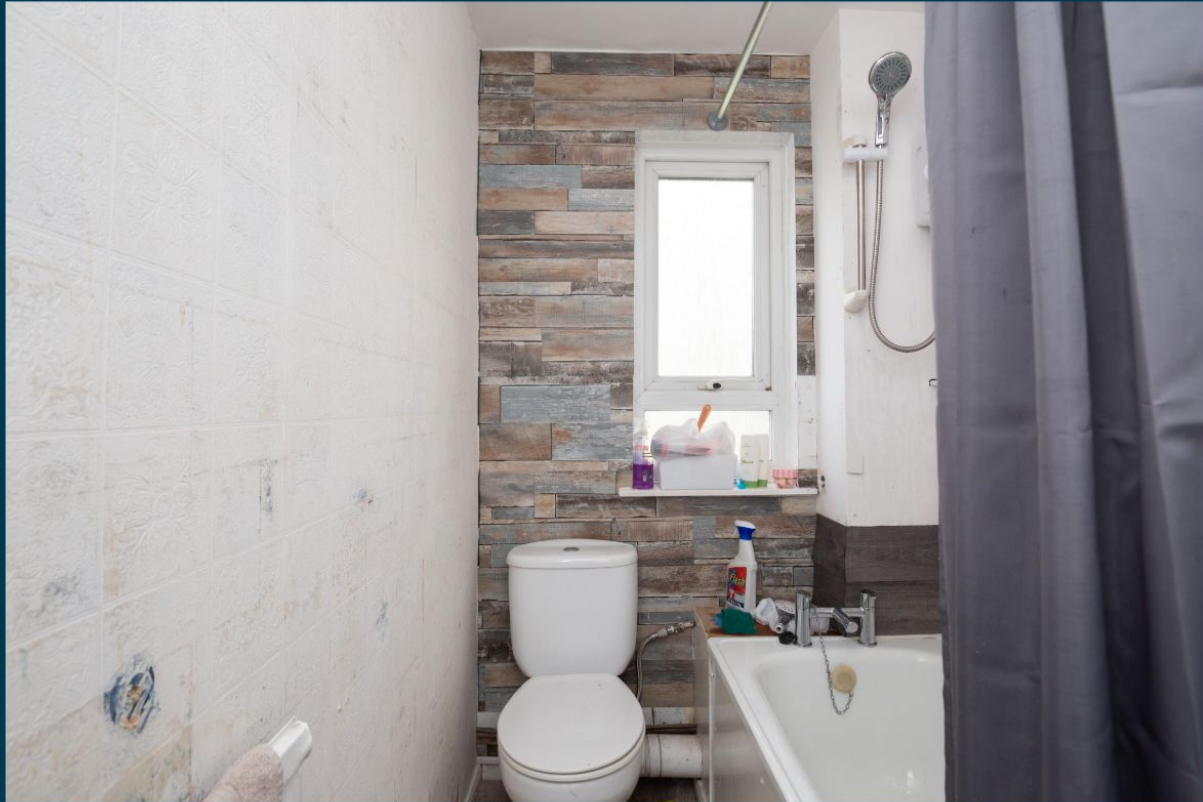
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

| | |
|------------------|-------------------|
| 25% Deposit | £31,250.00 |
| SDLT Charge | £3,750 |
| Legal Fees | £1,000.00 |
| Total Investment | £36,000.00 |

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 950

| Returns Based on Rental Income | £600 | £950 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £93,750.00 @ 5% | £390.63 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | £28.00 | |
| Letting Fees | £60.00 | £95.00 |
| Total Monthly Costs | £493.63 | £528.63 |
| Monthly Net Income | £106.38 | £421.38 |
| Annual Net Income | £1,276.50 | £5,056.50 |
| Net Return | 3.55% | 14.05% |

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 **£3,156.50**
Adjusted To

Net Return **8.77%**

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

Annual Net Income **£3,517.50**
Adjusted To

Net Return **9.77%**

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 £115,000.



£160,000



Floorplan

2 bedroom flat for sale

Daccamill Drive, Manchester, M27

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

MODERN KITCHEN WITH SOME NEW APPLIANCES | CHAIN FREE | CONVENIENT FOR SWINTON AND MONTON | VERY N...

SOLD PRICE HISTORY

| | |
|-------------|----------|
| 20 Dec 2017 | £115,000 |
| 24 May 2006 | £109,000 |

Marketed from 6 Dec 2022 to 13 Apr 2023 (128 days) by Hills, Swinton



£100,000



Floorplan

2 bedroom flat for sale

Worsley Road, Swinton, Manchester

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

PERFECT FIRST HOME OR INVESTMENT | 2 GENEROUS DOUBLE BEDROOMS | RECENTLY FITTED MODERN KITCHEN & ...

SOLD PRICE HISTORY

| | |
|-------------|----------|
| 4 May 2022 | £111,000 |
| 25 Sep 2019 | £83,000 |

Marketed from 5 Oct 2021 to 5 May 2022 (212 days) by Hills, Swinton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom apartment

NV Buildings, 98 The Quays, Salford

+ Add to report

NO LONGER ADVERTISED LET AGREED

Available 26/08/2022 | Two Double Bedrooms | En-Suite To Master Bedroom | Fully Furnished | Large...

Marketed from 18 Jul 2022 to 28 Jul 2022 (10 days) by Julie Twist Properties, Manchester



£1,350 pcm

2 bedroom apartment

Duet, Salford Quays, M50

+ Add to report

NO LONGER ADVERTISED






Two Equal Sized Double Bedrooms, Two Bathrooms - Ideal for Sharers! | Stylishly Furnished | Ample...

Marketed from 21 Feb 2022 to 28 Feb 2022 (7 days) by Duet, Duet

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: **0-2 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.



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5SP

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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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