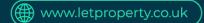


## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Stretford Road, Hulme, Manchester. M15

198817733











#### **Property Description**

Our latest listing is in Stretford Road, Hulme, Manchester. M15

This property has a potential to rent for £1,300 which would provide the investor a Gross Yield of 9.2% 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...







Stretford Road, Hulme, Manchester. M15



2 bedrooms

1 bathroom

Three Piece Bathroom

**Good Condition** 

Factor Fees: £0.00

**Ground Rent: TBC** 

Lease Length: TBC

**Current Rent: VACANT** 

Market Rent: £1,300

## Lounge









## Kitchen







## Bedrooms







## **Bathroom**







## **Exterior**







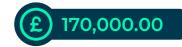
## **Initial** Outlay





Figures based on assumed purchase price of £170,000 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£42,500.00** 

SDLT Charge £5,100

Legal Fees £1,000.00

Total Investment £48,600.00

#### **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.

The potential market rent per calendar month of this property is currently set at



Returns Based on Rental Income	£1,300
Mortgage Payments on £127,500.00 @ 5%	£531.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	ТВС
Letting Fees	£130.00
Total Monthly Costs	£676.25
Monthly Net Income	£623.75
Annual Net Income	£7,485.00
Net Return	15.40%

### Return Stress Test Analysis Report





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

Annual Net Income

£4,885.00

Adjusted To

Net Return

10.05%

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

Annual Net Income

£4,935.00

Adjusted To

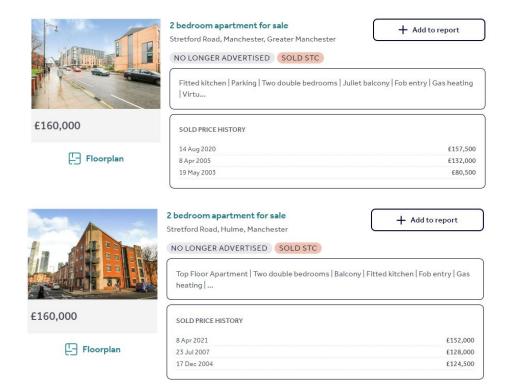
Net Return

10.15%

### 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 £157,500.



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property**Management.



£1,800 pcm

#### 2 bedroom apartment

41 Goodwin Building

#### CURRENTLY ADVERTISED

FANTASTIC NEW CANAL SIDE DEVELOPMENT | ABUNDANCE OF NEARBY AMENITIES | UNDERFLOOR HEATING | HIGH ...

Marketed from 12 Mar 2024 by North Property Group, Leeds



£1,750 pcm

#### 2 bedroom apartment

Leftbank, Spinningfields

#### CURRENTLY ADVERTISED

Available NOW | Two Double Bedrooms | Furbished To A High Standard | Furnished | Spacious | 24 Ho...

Marketed from 3 Jan 2024 by Julie Twist Properties, Manchester

+ Add to report

+ 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: N/A



Current term of tenancy: **0-2 years** 



Standard Tenancy Agreement In Place: **N/A** 



Payment history: On time for length of tenancy



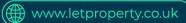
Fully compliant tenancy: N/A

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?

Make an offer or book a viewing

Call us on 0141 478 0985

Stretford Road, Hulme, Manchester. M15



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.