

LET PROPERTY PACK

INVESTMENT INFORMATION

Stretford Road, Hulme,
Manchester. M15

198817733

 www.letproperty.co.uk





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

198817733



Property Key Features

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





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

£ 170,000.00

25% Deposit	£42,500.00
SDLT Charge	£5,100
Legal Fees	£1,000.00
Total Investment	£48,600.00

Projected Investment Return



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

£ 1,300

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	TBC
Letting Fees	£130.00
Total Monthly Costs	£676.25
Monthly Net Income	£623.75
Annual Net Income	£7,485.00
Net Return	15.40%

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 **£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.



£160,000



Floorplan

2 bedroom apartment for sale

Stretford Road, Manchester, Greater Manchester

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Fitted kitchen | Parking | Two double bedrooms | Juliet balcony | Fob entry | Gas heating | Virtu...

SOLD PRICE HISTORY

14 Aug 2020	£157,500
8 Apr 2005	£132,000
19 May 2003	£80,500



£160,000



Floorplan

2 bedroom apartment for sale

Stretford Road, Hulme, Manchester

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Top Floor Apartment | Two double bedrooms | Balcony | Fitted kitchen | Fob entry | Gas heating | ...

SOLD PRICE HISTORY

8 Apr 2021	£152,000
23 Jul 2007	£128,000
17 Dec 2004	£124,500

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

+ Add to report

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

+ Add to report

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

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**

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

 Fully compliant tenancy: **N/A**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **0-2 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

Stretford Road, Hulme, Manchester. M15

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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