

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Henbury Street  
Manchester, M14 7JE

204128730

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Henbury Street Manchester, M14 7JE

Get instant cash flow of **£550** per calendar month with a **3.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Easy access to local amenities**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £550**

**Market Rent: £1,150**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£5,700
Legal Fees	£1,000.00
Total Investment	£54,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£550	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£115.00
<b>Total Monthly Costs</b>	<b>£663.75</b>	<b>£723.75</b>
<b>Monthly Net Income</b>	<b>-£113.75</b>	<b>£426.25</b>
<b>Annual Net Income</b>	<b>-£1,365.00</b>	<b>£5,115.00</b>
<b>Net Return</b>	<b>-2.52%</b>	<b>9.44%</b>

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      **£2,815.00**  
Adjusted To

Net Return                      **5.19%**

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

Annual Net Income      **£2,265.00**  
Adjusted To

Net Return                      **4.18%**



# 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 £230,000.



## 2 bedroom terraced house for sale

Elmswood Avenue, Fallowfield

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Modern & Beautifully Presented Throughout | Recently Renovated to a Great Standard | Two Bathroom...

£230,000



### SOLD PRICE HISTORY

1 Jun 2023	£230,000
14 Dec 2018	£145,000
16 Apr 2004	£81,750

Marketed from 9 Mar 2023 to 1 Jun 2023 (84 days) by Edward Mellor Ltd, Withington



## 2 bedroom terraced house for sale

Burdith Avenue, Manchester, Greater Manchester, M14

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

A beautifully appointed, two bedroom period property with two receptions, stunning kitchen and ba...

£230,000



### SOLD PRICE HISTORY

18 Dec 2018	£170,000
8 Jul 2015	£112,000
22 Nov 2006	£110,000

Marketed from 11 Jul 2023 to 10 Nov 2023 (122 days) by Reeds Rains, Didsbury

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

## 2 bedroom town house

Maine Road, Manchester, M14

+ Add to report

NO LONGER ADVERTISED

Available 29/03/24 | Two Double bedrooms | Full Furnished | Immaculate and Spacious throughout | ...

Marketed from 8 Mar 2024 to 18 Mar 2024 (10 days) by Leaders Lettings, Manchester



£1,495 pcm

Floorplan

## 2 bedroom terraced house

Carlton Avenue, Rusholme, Manchester, M14

+ Add to report

NO LONGER ADVERTISED

Private Rear Yard | On Street Parking | Shower | Burglar alarm | Dishwasher | Fridge Freezer

### SOLD PRICE HISTORY

25 Feb 2020	£132,500
22 Mar 2002	£17,500
9 Aug 2001	£11,673

# 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: **5 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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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.



**LETPROPERTY**