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LET PROPERTY PACK

INVESTMENT INFORMATION

Henbury Street Manchester, M14 7JE

204128730

www.letproperty.co.uk

LETPR@PERTY





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...

LE7PR@PERTY





Henbury Street Manchester, M14 7JE

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2 BedroomsFactor1 BathroomGroundSpacious LoungeLease LEasy access to local amenitiesCurrent

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Property Key Features

Factor Fees: £0.00 Ground Rent: FREEHOLD Lease Length: FREEHOLD Current Rent: £550 Market Rent: £1,150











Kitchen





Bedrooms





Bathroom













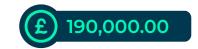






Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



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

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



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
Total Monthly Costs	£663.75	£723.75
Monthly Net Income	-£113.75	£426.25
Annual Net Income	-£1,365.00	£5,115.00
Net Return	- 2.52 %	<mark>9.44%</mark>



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

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.



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



£230,000

2 bedroom terraced house for sale Burdith Avenue, Manchester, Greater Manchester, M14

NO LONGER ADVERTISED SOLD STC

8 Jul 2015

22 Nov 2006

+ Add to report

£230,000

£145.000

£81,750

£112,000

£110,000

A beautifully appointed, two bedroom period property with two receptions, stunning kitchen and ba... SOLD PRICE HISTORY 18 Dec 2018 £170.000

Floorplan

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



Maine Road, Manchester, M14

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

+ Add to report

NO LONGER ADVERTISED





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





Standard Tenancy Agreement In Place: **Yes**





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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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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.

