

LET PROPERTY PACK

INVESTMENT INFORMATION

Henbury Street
Manchester, M14 7JE

204128730

 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

3 Bedrooms

1 Bathroom

Spacious Lounge

Easy access to local amenities

Factor Fees: £0

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

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.



| 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% | 9.44% |

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

NO LONGER ADVERTISED SOLD STC

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

£230,000


 Floorplan

+ Add to report

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

NO LONGER ADVERTISED SOLD STC

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

£230,000

 Floorplan

+ Add to report

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.



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