

LET PROPERTY PACK

INVESTMENT INFORMATION

Oxford Road Manchester,
M1

205710713

 www.letproperty.co.uk





Property Description

Our latest listing is in Oxford Road Manchester, M1

Get instant cash flow of **£925** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.3%** 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...



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M1

205710713



Property Key Features

1 Bedroom

1 Bathroom

**Open Plan Space, Good Space
Flat**

Good Condition

Factor Fees: £200.00

Ground Rent: £150.00

Lease Length: 999 years

Current Rent: £925

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit	£36,250.00
SDLT Charge	£4,350
Legal Fees	£1,000.00
Total Investment	£41,600.00

Projected Investment Return



The monthly rent of this property is currently set at £925 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£925	£1,000
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	£150.00	
Letting Fees	£92.50	£100.00
Total Monthly Costs	£910.63	£918.13
Monthly Net Income	£14.38	£81.88
Annual Net Income	£172.50	£982.50
Net Return	0.41%	2.36%

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 **-£1,017.50**
Adjusted To

Net Return **-2.45%**

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

Annual Net Income **£607.50**
Adjusted To

Net Return **1.46%**

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 £459,000.



£459,000

2 bedroom apartment for sale

The Quadrangle, 1 Lower Ormond Street, Manchester

+ Add to report

NO LONGER ADVERTISED

Executive Roof Top Apartment - EWS1 Certified Metro Residential are proud to bring to the rental ...

Marketed from 10 Aug 2023 to 25 Sep 2023 (46 days) by Metro Residential, Manchester



£265,000

1 bedroom apartment for sale

Sally's Yard, Hulme Street, Manchester

+ Add to report

NO LONGER ADVERTISED

Unique Conversion Apartment | Top Floor | Loft-Style Living | Centrally Located | Short Walk to O...

Marketed from 22 Jul 2021 to 16 Sep 2021 (56 days) by Julie Twist Properties, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

1 bedroom apartment

Advent House, Ancoats, M4

+ Add to report

NO LONGER ADVERTISED LET AGREED

Available November | Fantastic 1 bedroom apartment | Fully furnished | Allocated parking | Spacio...

Marketed from 4 Oct 2022 to 7 Nov 2022 (34 days) by Bridgfords Lettings, Manchester



£1,980 pcm

1 bedroom apartment

Apartment 618, 7 Nobel Way, Manchester, Greater Manchester, M1

+ Add to report

NO LONGER ADVERTISED






Central Location With An M1 Postcode | Fully Furnished Apartments | 5 Private Dining Rooms | Roo...

Marketed from 15 Dec 2021 to 4 Jan 2023 (384 days) by Vita Living, Circle Square Apartments

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: **0-2 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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