


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Oxford Road Manchester,  
M1 7DU

205710713

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





## Property Description

Our latest listing is in Oxford Road Manchester, M1 7DU

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...



Oxford Road Manchester,  
M1 7DU

205710713



## Property Key Features

1 Bedroom

1 Bathroom

Well-kept flat

Bright and Airy Open-Plan  
Space

Three Piece Bathroom

Ideal Location for Working  
Professionals

Easy Access to Local Amenities

Factor Fees: £200 pm

Ground Rent: TBC

Lease Length: 128 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 £7,650

Legal Fees £1,000.00

Total Investment £44,900.00

# 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



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	£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	TBC	
Letting Fees	£92.50	£100.00
Total Monthly Costs	£760.63	£768.13
Monthly Net Income	£164.38	£231.88
Annual Net Income	£1,972.50	£2,782.50
Net Return	4.39%	6.20%

# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£782.50**  
Adjusted To

Net Return                      **1.74%**

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

Annual Net Income      **£607.50**  
Adjusted To

Net Return                      **1.35%**

# 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 £150,000.



£150,000

## 1 bedroom apartment for sale

+ Add to report

Buy to Let Manchester Flat

NO LONGER ADVERTISED

Marketed from 29 Mar 2025 to 22 Apr 2025 (24 days) by RW Invest, Manchester

Fully Furnished Manhattan Apartment in Prime M1 Postcode | 6% Rental Return | Completed & Furnish...



£149,950

## 1 bedroom apartment for sale

+ Add to report

Buy to Let Manchester Flat

CURRENTLY ADVERTISED

Marketed from 21 Apr 2025 by RW Invest, Manchester

Fully-Furnished Manhattan Apartment in Top Regeneration Area | 6% NET Return | Fully Furnished, D...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

## 1 bedroom flat

+ Add to report

The Quadrangle, 1 Lower Ormond Street, Southern Gateway, Manchester, M1

CURRENTLY ADVERTISED

Marketed from 17 Apr 2025 by Thornley Groves, Manchester Southern Gateway

Available 22nd May | Fully Furnished | Open Plan Living Area | Modern Integrated Kitchen | One Do...



£1,150 pcm

## 1 bedroom flat

+ Add to report

Chorlton Mill, Cambridge Street, Southern Gateway, Manchester, M1

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Jan 2025 to 27 Feb 2025 (37 days) by Thornley Groves, Manchester Southern Gateway

Deposit Free Option Available | Available 20th February | Secure Parking | Juliette Balcony | Lar...

# 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order




Current term of tenancy: **Moved in within the last 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](http://www.letproperty.co.uk)

Oxford Road Manchester, M1 7DU

205710713

Interested in this  
**property investment?**

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.

