

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Joiner Street Manchester,  
M4 1PH

206164077

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





## Property Description

Our latest listing is in Joiner Street Manchester, M4 1PH

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**Commercial Unit**

**Large Primary Business Area**

**Bathroom Facilities**

**Easy Access to Local Amenities**

**Factor Fees: £100 pm**

**Ground Rent: TBC**

**Lease Length: 104 years**

**Market Rent: £2,000**



# Business Area



# Bathroom





# Exterior





Figures based on assumed purchase price of £390,000.00 and borrowing of £292,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 390,000.00

25% Deposit £97,500.00

SDLT Charge £29,000

Legal Fees £1,000.00

Total Investment £127,500.00

# 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.



Returns Based on Rental Income	£2,000
Mortgage Payments on £292,500.00 @ 5%	£1,218.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	TBC
Letting Fees	£200.00
Total Monthly Costs	£1,533.75
Monthly Net Income	£466.25
Annual Net Income	£5,595.00
Net Return	4.39%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,595.00**  
Adjusted To

Net Return                      **1.25%**

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

Annual Net Income      **-£255.00**  
Adjusted To

Net Return                      **-0.20%**

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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?**

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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