

LET PROPERTY PACK

INVESTMENT INFORMATION

London Road, Hazel Grove,
Stockport, SK7

203483757

 www.letproperty.co.uk





Property Description

Our latest listing is in London Road, Hazel Grove, Stockport, SK7

Get instant cash flow of **£800** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

With long term tenants currently situated and a location that is accessible to various amenities, this property will be the perfect addition to an investors portfolio.

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



London Road, Hazel
Grove, Stockport, SK7

203483757



Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Three Piece Bathroom

Ground Rent: £150.00

Lease Length: 990

Current Rent: £800

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

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 £800 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£800	£1,000
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Ground Rent	£150.00	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£604.38	£624.38
Monthly Net Income	£195.63	£375.63
Annual Net Income	£2,347.50	£4,507.50
Net Return	7.07%	13.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,507.50**
Adjusted To

Net Return **7.55%**

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

Annual Net Income **£4,582.50**
Adjusted To

Net Return **13.80%**

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 £125,000.



£125,000

 Floorplan

1 bedroom apartment for sale

Buxton Road, Stockport

+ Add to report

NO LONGER ADVERTISED

A Stunning One Bedroom Apartment | Great Location Close To The A6 And Train Station | Gated Park...

Marketed from 24 Nov 2020 to 26 Mar 2021 (122 days) by Gascoigne Halman, Bramhall



£120,000

 Floorplan

1 bedroom apartment for sale

Peter Street, Hazel Grove, Stockport, Cheshire

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Whole Complex for People Above Sixty | One Bedroom Flat | Spacious Living Room | Well-Appointed F...

SOLD PRICE HISTORY

21 Jul 2023	£126,000
27 Feb 2009	£151,950

Marketed from 28 Jun 2022 to 13 Jul 2022 (14 days) by Springbok Properties, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £791 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm



Floorplan

2 bedroom house

London Road, Hazel Grove, Stockport

+ Add to report

NO LONGER ADVERTISED LET AGREED

Well Presented Mid Terraced House | GCH & UPVC Double Glazing | Modern Fitted Kitchen With Appla...

Marketed from 9 Jan 2024 to 31 Jan 2024 (21 days) by Charles Louis Homes Limited, Ramsbottom



£1,000 pcm

2 bedroom terraced house

Rosebery Street SK2

+ Add to report

NO LONGER ADVERTISED LET AGREED

Mid terraced | Two Bedrooms | Available Now | Unfurnished | Street parking | Newly refurbished | ...

SOLD PRICE HISTORY

11 Dec 2009	£125,000
29 Jun 2001	£57,950

Marketed from 5 Dec 2023 to 29 Dec 2023 (24 days) by Bridgfords Lettings, Stockport

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: **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?

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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