

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fielding Street Middleton,  
Manchester, M24

207518087

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





## Property Description

Our latest listing is in Fielding Street Middleton, Manchester, M24

Get instant cash flow of **£1,000** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **8.9%** 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...**



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## Property Key Features

**3 Bedroom**

**2 Bathroom**

**Lounge and Kitchen**

**Three Piece Bathroom**

**Ground Rent: £40.00**

**Lease Length: 300 Years**

**Current Rent: £1,000**

**Market Rent: £1,300**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 175,000.00

25% Deposit	£43,750.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£50,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£1,300

Returns Based on Rental Income	£1,000	£1,300
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Ground Rent	£40.00	
Letting Fees	£100.00	£130.00
<b>Total Monthly Costs</b>	<b>£701.88</b>	<b>£731.88</b>
<b>Monthly Net Income</b>	<b>£298.13</b>	<b>£568.13</b>
<b>Annual Net Income</b>	<b>£3,577.50</b>	<b>£6,817.50</b>
<b>Net Return</b>	<b>7.16%</b>	<b>13.64%</b>

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      **£4,217.50**  
Adjusted To

Net Return                      **8.44%**

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

Annual Net Income      **£4,672.50**  
Adjusted To

Net Return                      **9.35%**

# 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 £179,950.



£179,950

Floorplan

**3 bedroom semi-detached house for sale**

Woburn Green, Middleton, Manchester

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Modern Semi-Detached Property | Three Bedrooms | Kitchen Diner | Guest WC | DG & GCH | Large Rear...

Marketed from 10 Nov 2020 to 4 Jun 2021 (206 days) by Revilo Homes, Rochdale



£175,000

Floorplan

**3 bedroom semi-detached house for sale**

West Street, Middleton M24

+ Add to report

CURRENTLY ADVERTISED **SOLD STC**

NO CHAIN | QUIET CUL-DE-SAC | PLENTIFUL OFF ROAD PARKING & POTENTIAL FOR FURTHER | CLOSE TO A CHI...

Marketed from 9 Apr 2024 by Hunters, North Manchester



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

## 4 bedroom house

Middleton, M24, Boarshaw Clough, P4410

+ Add to report

NO LONGER ADVERTISED

House | Unfurnished Property | 4 Bedrooms | 2 Receptions | 3 Bathrooms | Driveway Parking Availab...

Marketed from 14 Sep 2023 to 7 Nov 2023 (53 days) by Landlord Direct, West Bridgford



£1,200 pcm

## 4 bedroom house

Middleton, M24, Boarshaw Clough, P1078

+ Add to report

NO LONGER ADVERTISED






House | Unfurnished Property | 4 Bedrooms | 2 Receptions | 2 Bathrooms | Garage Parking | Medium ...

Marketed from 31 Jul 2023 to 15 Aug 2023 (14 days) by Landlord Direct, West Bridgford

# 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: **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.



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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.



**LETPROPERTY**