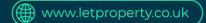


LET PROPERTY PACK

INVESTMENT INFORMATION

Fielding Street Middleton, Manchester, M24

207518087











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...







Fielding Street Middleton, Manchester, M24



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

207518087

Lounge









Kitchen









Bedrooms



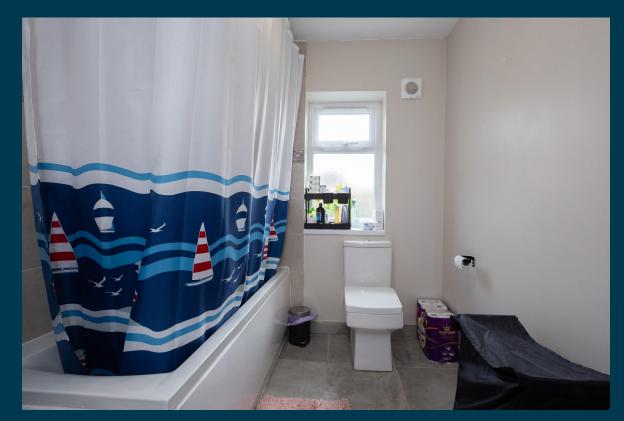






Bathroom









Exterior







Initial Outlay





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



25% Deposit **£43,750.00**

SDLT Charge £5,250

Legal Fees £1,000.00

Total Investment £50,000.00

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 £1,000 per calendar month but the potential market rent is

$(f)_{1300}$
2,500

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
Total Monthly Costs	£701.88	£731.88
Monthly Net Income	£298.13	£568.13
Annual Net Income	£3,577.50	£6,817.50
Net Return	7.16 %	13.64%

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

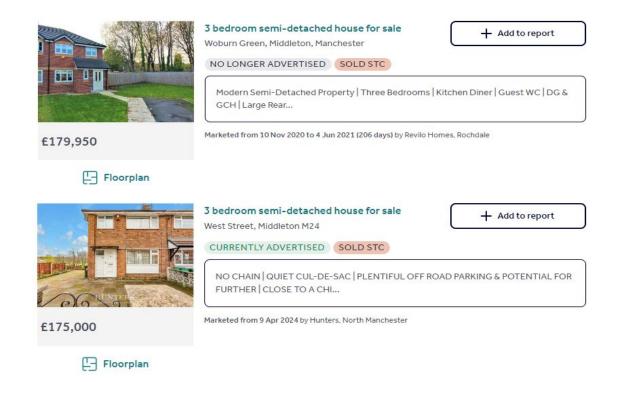
Net Return

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.



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

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

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

+ Add to report

+ Add to report

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.





Interested in this property investment?

Call us on **0141 478 0985**



Fielding Street Middleton, Manchester, M24

207518087

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.

