

# LET PROPERTY PACK

## INVESTMENT INFORMATION

May Road, Pendlebury,  
Swinton, Manchester, M27

204089995

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





## Property Description

Our latest listing is in May Road, Pendlebury, Swinton, Manchester, M27

Get instant cash flow of **£1,250** per calendar month with a **3.7%** Gross Yield for investors.

This property has a potential to rent for **£1,910** which would provide the investor a Gross Yield of **5.6%** 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...



May Road, Pendlebury,  
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## Property Key Features

**4 Bedrooms**

**3 Bathrooms**

**Driveway**

**Rear Garden Space**

**Factor Fees: £0.00**

**Ground Rent: £20.00**

**Lease Length: 999 years**

**Current Rent: £1,250**

**Market Rent: £1,910**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £410,000.00 and borrowing of £307,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 410,000

25% Deposit	£102,500.00
SDLT Charge	20300
Legal Fees	£1,000.00
Total Investment	£123,800.00



# 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 £1,250 per calendar month but the potential market rent is

£ 1,910

Returns Based on Rental Income	£1,250	£1,910
Mortgage Payments on £307,500.00 @ 5%	£1,281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£20.00	
Letting Fees	£125.00	£191.00
<b>Total Monthly Costs</b>	<b>£1,441.25</b>	<b>£1,507.25</b>
<b>Monthly Net Income</b>	<b>-£191</b>	<b>£403</b>
<b>Annual Net Income</b>	<b>-£2,295</b>	<b>£4,833</b>
<b>Net Return</b>	<b>-1.85%</b>	<b>3.90%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,013**  
Adjusted To

Net Return                      **0.82%**

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

Annual Net Income      **-£1,077**  
Adjusted To

Net Return                      **-0.87%**

# 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 £400,000.



£400,000

## 4 bedroom semi-detached house for sale

May Road, Pendlebury, Swinton, Manchester, M27

+ Add to report

NO LONGER ADVERTISED SOLD STC

\*\*\*CUL-DE-SAC LOCATION\*\*PRIVATE REAR GARDENS\*\*BEAUTIFULLY PRESENTED\*\*\* This sizable & stunning fa...

SOLD PRICE HISTORY



£350,000

## 4 bedroom detached house for sale

May Road, Swinton

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Impressive Detached Property | Four Bedrooms | Two Bathrooms | Modern Fitted Kitchen | Spacious I...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

## 4 bedroom house

The Westlands, Manchester

+ Add to report

NO LONGER ADVERTISED LET AGREED

BEAUTIFULLY DESIGNED | 4 DOUBLE BEDROOMS ALL WITH BUILD IN MODERN WARDROBES | 3 BATHROOMS | AMAZI...

SOLD PRICE HISTORY



£1,500 pcm

## 5 bedroom detached house

Grosvenor Road, Manchester

+ Add to report

NO LONGER ADVERTISED LET AGREED

BEAUTIFULLY DESIGNED | 5 DOUBLE BEDROOMS ALL WITH ENSUITES. | DRIVE FOR 3 CARS | HUGE ROOMS | PER...






Marketed from 17 May 2019 to 25 Jul 2019 (68 days) by Hills, Eccles



# 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: **5 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**