

# LET PROPERTY PACK

## INVESTMENT INFORMATION

May Road Pendlebury,  
Swinton, Manchester, M27  
5FS

204089995





## Property Description

Our latest listing is in May Road Pendlebury, Swinton, Manchester, M27 5FS

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...



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## Property Key Features

**4 Bedrooms**

**3 Bathrooms**

**Driveway**

**Rear Garden Space**

**Factor Fees: TBC**

**Ground Rent: £1 pm**

**Lease Length: 883 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

£ 410,000.00

|                  |             |
|------------------|-------------|
| 25% Deposit      | £102,500.00 |
| SDLT Charge      | £31,000     |
| Legal Fees       | £1,000.00   |
| Total Investment | £134,500.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £1,250 per calendar month but the potential market rent is

£1,910

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        | £1,250     | £1,910    |
|---------------------------------------|------------|-----------|
| Mortgage Payments on £307,500.00 @ 5% | £1,281.25  |           |
| Est. Building Cover (Insurance)       | £15.00     |           |
| Approx. Factor Fees                   | TBC        |           |
| Ground Rent                           | £1.00      |           |
| Letting Fees                          | £125.00    | £191.00   |
| Total Monthly Costs                   | £1,422.25  | £1,488.25 |
| Monthly Net Income                    | -£172.25   | £421.75   |
| Annual Net Income                     | -£2,067.00 | £5,061.00 |
| Net Return                            | -1.54%     | 3.76%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,241.00**  
Adjusted To

Net Return                      **0.92%**

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

Annual Net Income      **-£1,077.00**  
Adjusted To

Net Return                      **-0.80%**



# 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 £425,000.



**£425,000**

### 4 bedroom detached house for sale

Badgers Rise, Off Butterstile Close, Prestwich, Manchester, M25

**NO LONGER ADVERTISED**

Marketed from 26 Dec 2023 to 27 Jan 2024 (32 days) by Entwistle Green, Bury

FOUR BEDROOMS | PARKING FOR TWO CARS | 10 YEAR A RATED WARRANTY | SPACIOUS LOUNGE/DINING ROOM | F...

[+ Add to report](#)



**£415,000**

### 4 bedroom detached house for sale

Butterstile Lane, Prestwich, M25

**CURRENTLY ADVERTISED**

Marketed from 16 Aug 2024 by Normie Sales & Lettings, North Manchester



Extended Semi-Detached Family Home | Sought After Location | Large Driveway | Beautifully Present...

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,995 based on the analysis carried out by our letting team at **Let Property Management**.

|   |  |
|---|--|
|  <p>£1,995 pcm</p> | <p><b>4 bedroom detached house</b></p> <p>Turnstile Walk, Salford</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 23 Sep 2024 to 24 Sep 2024 by Sun Bright Property Ltd, Salford</p> <p>Close to the City Centre   En-suite   Parking   4 Bedrooms   AVAILABLE TO MOVE IN IMMEDIATELY</p> <p>+ Add to report</p> |
|  <p>£1,950 pcm</p> | <p><b>4 bedroom detached house</b></p> <p>Delaney Way, Salford</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 10 Jan 2025 to 22 Jan 2025 (12 days) by Rentr, Birmingham</p> <p>We are pleased to present this charming 4-bedroom, 2-bathroom detached house in a prime location....</p> <p>+ Add to report</p>             |

# 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: **5 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.





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

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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**