

LET PROPERTY PACK

INVESTMENT INFORMATION

Houldsworth Street,
Stockport, SK5

209486799

 www.letproperty.co.uk





Property Description

Our latest listing is in Houldsworth Street, Stockport, SK5

Get instant cash flow of **£850** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,123** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Houldsworth Street,
Stockport, SK5

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Property Key Features

2 piece bedroom

1 bathroom

Ensuite

Parking Spaces Available

Factor Fees: Freehold

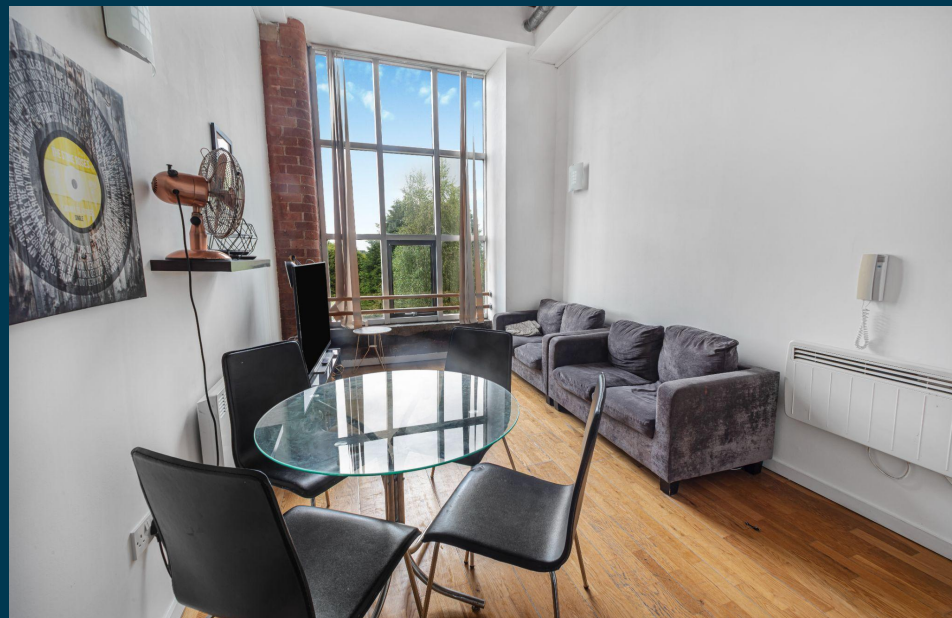
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £1,123

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,500.00 and borrowing of £129,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,500.00

25% Deposit	£43,125.00
SDLT Charge	£5,175
Legal Fees	£1,000.00
Total Investment	£49,300.00

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 £850 per calendar month but the potential market rent is

£ 1,123

Returns Based on Rental Income	£850	£1,123
Mortgage Payments on £129,375.00 @ 5%	£539.06	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£85.00	£112.30
Total Monthly Costs	£639.06	£666.36
Monthly Net Income	£210.94	£456.64
Annual Net Income	£2,531.25	£5,479.65
Net Return	5.13%	11.11%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,233.65**
Adjusted To

Net Return **6.56%**

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

Annual Net Income **£2,892.15**
Adjusted To

Net Return **5.87%**

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 £169,950.



£169,950

2 bedroom apartment for sale

Victoria Mill, Reddish

+ Add to report

CURRENTLY ADVERTISED

Completed Development | Mill Conversion | Two Bed Apartment | Beautiful Exposed Brickwork | Two B...

Marketed from 12 Jun 2024 by Reside, Stockport



£160,000

2 bedroom apartment for sale

Victoria Mill, Houldsworth Street, Reddish, SK5

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Two Double Bedrooms | 917 Square Feet | Stunning Converted Mill | Immaculately Presented | Concie...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom apartment

Victoria Mills, Reddish, Stockport

+ Add to report

NO LONGER ADVERTISED LET AGREED

Hilbert Homes are extremely excited to offer this stunning, Two Double Bedroom Apartment. Oozes C...

SOLD PRICE HISTORY



£1,000 pcm

2 bedroom apartment

Victoria Mill, Houldsworth Road, Stockport, SK5

+ Add to report

NO LONGER ADVERTISED






Two bedroom Apt | Unfurnished | Parking | Available end of March | Original Features | Fantastic ...

SOLD PRICE HISTORY

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: **4 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.



LETPROPERTY