

LET PROPERTY PACK

INVESTMENT INFORMATION

Sparrow Lane, Knutsford,
Cheshire, WA16 8ED

209084670

 www.letproperty.co.uk





Property Description

Our latest listing is in Sparrow Lane, Knutsford, Cheshire, WA16 8ED

This property has a potential to rent for **£1,766** which would provide the investor a Gross Yield of **5.1%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Cheshire, it will make for a reliable long term investment for an investor.

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



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Property Key Features

4 Bedroom

2 Bathroom

Modern Interior

Spacious room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: Vacant

Market Rent: £1,766

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £419,000.00 and borrowing of £314,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 419,000.00

| | |
|-------------------------|--------------------|
| 25% Deposit | £104,750.00 |
| SDLT Charge | £21,020 |
| Legal Fees | £1,000.00 |
| Total Investment | £126,770.00 |

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.



| | |
|---------------------------------------|------------------|
| Returns Based on Rental Income | £1,766 |
| Mortgage Payments on £314,250.00 @ 5% | £1,309.38 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | TBC |
| Letting Fees | £176.60 |
| Total Monthly Costs | £1,500.98 |
| Monthly Net Income | £265.03 |
| Annual Net Income | £3,180.30 |
| Net Return | 2.51% |

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£351.70**

Net Return **-0.28%**

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


Annual Net Income Adjusted To **-£3,104.70**

Net Return **-2.45%**

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.




4 bedroom end of terrace house for sale [+ Add to report](#)


Alma Lane, Wilmslow, Cheshire, SK9

NO LONGER ADVERTISED **SOLD STC**

Marketed from 22 Mar 2023 to 4 Apr 2023 (13 days) by Bridgfords, Alderley Edge

Offered with no onward vendor chain and requiring modernisation throughout an attractive and gene...

 Floor plan: [View](#)




4 bedroom end of terrace house for sale [+ Add to report](#)


Brunswick Road, Altrincham, Cheshire

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 May 2022 to 6 Jun 2022 (16 days) by Keller Williams Plus, Covering South East

No Chain | Close to great schools | Spacious family home


 Sold price history: [View](#)

 Floor plan: [View](#)

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 end of terrace house [+ Add to report](#)


Roseneath Road, Urmston

NO LONGER ADVERTISED **LET AGREED**

Marketed from 11 Jan 2024 to 14 Feb 2024 (34 days) by Home Estate Agents, Monton

AVAILABLE NOW! | DOUBLE DRIVEWAY! | Hallway with access to single chamber cellar for storgae | Ba...

[Sold price history:](#) [View](#)



£1,800 pcm

4 bedroom end of terrace house [+ Add to report](#)

Great Western Street, Moss Side, M14 4LL

NO LONGER ADVERTISED **LET AGREED**

Marketed from 19 Jul 2023 to 28 Jul 2023 (9 days) by JP & Brimelow, Withington

HMO | FOUR BED LET | RECENTLY RENOVATED | £1680 PCM | UPVC DOUBLE GLAZED | GAS CENTRAL HEATING | ...





[Sold price history:](#) [View](#)

[Floor plan:](#) [View](#)

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



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