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LET PROPERTY PACK

INVESTMENT INFORMATION

Whitworth Street West, Manchester, M1 5EB

209559293

(🌐 www.letproperty.co.uk 🏾

LETPR®PERTY



Property Description

Our latest listing is in Whitworth Street West, Manchester, MI 5EB

This property has a potential to rent for £1,297 which would provide the investor a Gross Yield of 5.5% if the rent was increased to market rate.

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

Don't miss out on this fantastic investment oppor tunity...







Whitworth Street West, Manchester, MI 5EB

209559293

Property Key Features

2 Bedroom 1 Bathroom Has two toilets Spacious room Factor Fees: £380 PM Ground Rent: £12 PM Lease Length: 102 Years Current Rent: Vacant Market Rent: £1,297







Kitchen





Bedrooms





Bathroom







Exterior





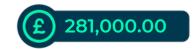
Initial Outlay





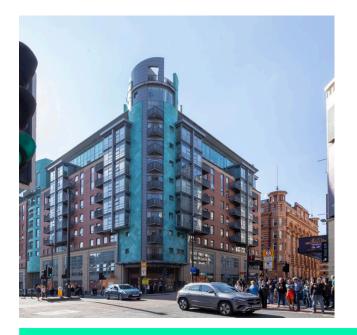
Figures based on assumed purchase price of £281,000.00 and borrowing of £210,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£70,250.00
SDLT Charge	£9,980
Legal Fees	£ 1,000.00
Total Investment	£81,230.00

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, 297
Mortgage Payments on £210,750.00 @ 5%	£878.13
Est. Building Cover (Insurance)	£ 15.00
Approx. Factor Fees	£380 PM
Ground Rent	£12 PM
Letting Fees	£129.70
Total Monthly Costs	<mark>£ 1,022 . 8</mark> 3
Monthly Net Income	<mark>£274 .1</mark> 8
Annual Net Income	£3,290.10
Net Return	<mark>4 .05%</mark>



Return Stress Test Analysis Report





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

Annual Net Income£696.10Adjusted To0.86%

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

Annual Net Income -£924.90 Adjusted To Net Return -1.14%

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 £300,000.



	2 bedroom apartment for sale	+ Add to report	
	Canal Street, Manchester, M1		
	(NO LONGER ADVERTISED) UNDER OFFER		
£300,000	Marketed from 19 Oct 2023 to 23 Aug 2024 (308 day	rs) by Savills, Manchester	
	Investors only - Tenanted at £1,375pcm until July 20 Two doubl)24 Individual, unique apartment	
	Floor plan:	View	
	2 bedroom flat for sale	+ Add to report	
	The Assembly, 1 Cambridge Street, Manchest	ter, M1	
FILLE	NO LONGER ADVERTISED		
£300,000	Marketed from 15 Sep 2023 to 10 Oct 2023 (24 days) by Mr Investa Ltd, Salford	
	5.4% NET Yield Immaculate Two Double Bedroom / Balcony With F	5.4% NET Yield Immaculate Two Double Bedroom Apartment Two Bathrooms Private Balcony With F	
	Floor plan:	View	

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**.

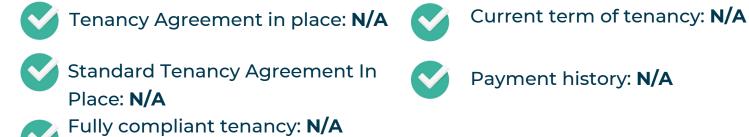


	1 bedroom flat	+ Add to report
£1,300 pcm	Cross Street, Manchester, Manchester City Centre, M2 4JE CURRENTLY ADVERTISED Marketed from 9 Sep 2024 by Townhouse, Manchester	
	Fantastic central location Views over Kine P	g Street Fully Furnished Available Immediately
	1 bedroom apartment	+ Add to report
	The Hub, 5 Piccadilly Place, Manches CURRENTLY ADVERTISED LET AG	ter City Centre, Greater Manchester, M1
£1,300 pcm	Marketed from 4 Sep 2024 by Philip James	s Kennedy, Didsbury
£1,500 pcm	Available SEPTEMBER 1 bed 10th Floor univers	Fully furnished Centrally located Close to
	Floor plan:	View

Fully compliant tenancy including

EICR & Gas Safety in order

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.



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.

