


LET PROPERTY PACK

INVESTMENT INFORMATION

Whitworth Street West,
Manchester, M1 5EB

209559293

 www.letproperty.co.uk





Property Description

Our latest listing is in Whitworth Street West, Manchester, M1 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 opportunity...



Whitworth Street West,
Manchester, M1 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

Lounge



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

£ 281,000.00

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	£ 1,022 . 83
Monthly Net Income	£274 .18
Annual Net Income	£3,290.10
Net Return	4 .05%

Return Stress Test Analysis Report



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

Annual Net Income	£696.10
Adjusted To	
Net Return	0.86%


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**

Marketed from 19 Oct 2023 to 23 Aug 2024 (308 days) by Savills, Manchester

Investors only - Tenanted at £1,375pcm until July 2024 | Individual, unique apartment | Two doubl...

 Floor plan: [View](#)




2 bedroom flat for sale [+ Add to report](#)

The Assembly, 1 Cambridge Street, Manchester, M1

NO LONGER ADVERTISED

Marketed from 15 Sep 2023 to 10 Oct 2023 (24 days) by Mr Investa Ltd, Salford

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**.



£1,300 pcm

1 bedroom flat

+ Add to report

Cross Street, Manchester, Manchester City Centre, M2 4JE

CURRENTLY ADVERTISED

Marketed from 9 Sep 2024 by Townhouse, Manchester

Fantastic central location | Views over King Street | Fully Furnished | Available Immediately | P...



£1,300 pcm

1 bedroom apartment

+ Add to report

The Hub, 5 Piccadilly Place, Manchester City Centre, Greater Manchester, M1

CURRENTLY ADVERTISED LET AGREED

Marketed from 4 Sep 2024 by Phillip James Kennedy, Didsbury

Available SEPTEMBER | 1 bed | 10th Floor | Fully furnished | Centrally located | Close to univers...

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



Whitworth Street West, Manchester, M1
5EB

209559293

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