

LET PROPERTY PACK

INVESTMENT INFORMATION

Hesketh Walk, Manchester,
M24

209566454

 www.letproperty.co.uk





Property Description

Our latest listing is in Hesketh Walk, Manchester, M24

Get instant cash flow of **£700** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Hesketh Walk,
Manchester, M24

209566454



Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

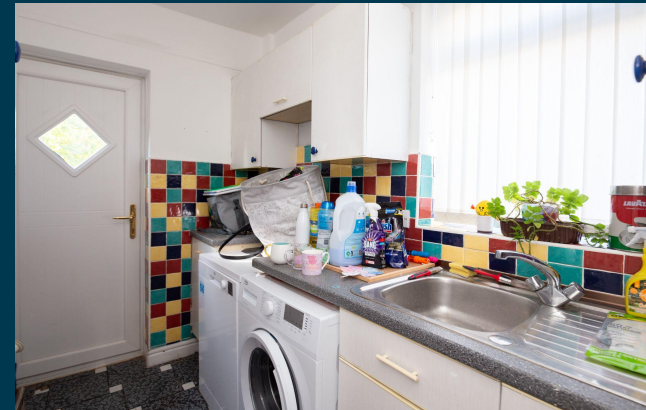
Current Rent: £700

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 6%	£7,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£39,750.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£700	£950
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£70.00	£95.00
Total Monthly Costs	£475.63	£500.63
Monthly Net Income	£224.38	£449.38
Annual Net Income	£2,692.50	£5,392.50
Net Return	6.77%	13.57%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,492.50**
Adjusted To

Net Return **8.79%**

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


Annual Net Income **£3,517.50**
Adjusted To

Net Return **8.85%**

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 £150,000.



2 bedroom end of terrace house for sale

Borrowdale Road, Manchester, M24

NO LONGER ADVERTISED **SOLD STC**


Marketed from 3 Oct 2023 to 11 Mar 2024 (160 days) by Purplebricks, covering Manchester

Ideal For Owner Occupiers Or As An Investment | No Onward Chain | School Catchment Area | Fantast...

🔍 EPC: [View](#)

(Approx.) Sqft: **764 sq ft** Price (£) per sqft: **£196.27**

[View floor plan](#)



3 bedroom terraced house for sale

Cartmel Walk, Middleton, Manchester, M24

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 Sep 2023 to 28 Mar 2024 (185 days) by Ryder & Dutton, Middleton

FREEHOLD | NO CHAIN | GREAT STARTER HOME | APPROX 7 MILES TO MANCHESTER | GARDENS | COUNCIL TAX B...

🔍 Sold price history: [View](#)

28/03/2024	£155,000
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🔍 EPC: [View](#)


(Approx.) Sqft: **689 sq ft** Price (£) per sqft: **£217.74**

[View floor plan](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

Ennerdale Road, Manchester

NO LONGER ADVERTISED

Marketed from 1 Aug 2024 to 10 Aug 2024 (8 days) by Barton Kendal Residential, Middleton

The subject property is situated in the popular residential area of Middleton, with all the usual...


£950 pcm

[+ Add to report](#)

Sold price history:	View
04/03/2016	£52,000

EPC: [View](#)

(Approx.) Sqft: **818 sq ft** Price (£) per sqft: **£1.16**



3 bedroom semi-detached house

Boardale Drive, Middleton, Manchester

NO LONGER ADVERTISED **LET AGREED**

Marketed from 13 Nov 2023 to 28 Dec 2023 (44 days) by Grovewell, Manchester

Grovewell are pleased to offer for let this 3 bedroom semi-detached home in Middleton.

£950 pcm

[+ Add to report](#)

Sold price history:	View
26/07/2007	£74,750
25/03/1999	£24,000






EPC: [View](#)

(Approx.) Sqft: **883 sq ft** Price (£) per sqft: **£1.08**

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: **Yes**
-  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

Hesketh Walk, Manchester, M24

PROPERTY ID: 12345678

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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