

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hesketh Walk, Manchester,  
M24

209566454

 [www.letproperty.co.uk](http://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: Freehold**

**Lease Length: Freehold**

**Current Rent: £700**

**Market Rent: £950**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





# Initial Outlay



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

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	£700	£950
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
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%



# 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** [+ Add to report](#)

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** [+ Add to report](#)

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**

🔍 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**.

 £950 pcm	<h3>3 bedroom terraced house</h3> <div>+ Add to report</div> <p>Ennerdale Road, Manchester</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 1 Aug 2024 to 10 Aug 2024 (8 days) by Barton Kendal Residential, Middleton</p> <p>The subject property is situated in the popular residential area of Middleton, with all the usual...</p> <table><tr><td>🔍 Sold price history:</td><td><a href="#">View</a></td></tr><tr><td>04/03/2016</td><td>£52,000</td></tr></table> <table><tr><td>💡 EPC:</td><td><a href="#">View</a></td></tr></table> <p>(Approx.) Sqft: <b>818 sq ft</b>    Price (£) per sqft: <b>£1.16</b></p>	🔍 Sold price history:	<a href="#">View</a>	04/03/2016	£52,000	💡 EPC:	<a href="#">View</a>		
🔍 Sold price history:	<a href="#">View</a>								
04/03/2016	£52,000								
💡 EPC:	<a href="#">View</a>								
 £950 pcm	<h3>3 bedroom semi-detached house</h3> <div>+ Add to report</div> <p>Boardale Drive, Middleton, Manchester</p> <p><b>NO LONGER ADVERTISED</b> <b>LET AGREED</b></p> <p>Marketed from 13 Nov 2023 to 28 Dec 2023 (44 days) by Grovewell, Manchester</p> <p>Grovewell are pleased to offer for let this 3 bedroom semi-detached home in Middleton.</p> <table><tr><td>🔍 Sold price history:</td><td><a href="#">View</a></td></tr><tr><td>26/07/2007</td><td>£74,750</td></tr><tr><td>25/03/1999</td><td>£24,000</td></tr></table> <table><tr><td>💡 EPC:</td><td><a href="#">View</a></td></tr></table> <p>(Approx.) Sqft: <b>883 sq ft</b>    Price (£) per sqft: <b>£1.08</b></p>	🔍 Sold price history:	<a href="#">View</a>	26/07/2007	£74,750	25/03/1999	£24,000	💡 EPC:	<a href="#">View</a>
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26/07/2007	£74,750								
25/03/1999	£24,000								
💡 EPC:	<a href="#">View</a>								

# 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.



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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