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LET PROPERTY PACK

INVESTMENT INFORMATION

Hesketh Walk, Manchester, M24

209566454

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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

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2 bedroom 1 Bathroom Spacious Rooms

Property Key Features

Three Piece Bathroom

Factor Fees: £0.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £700 Market Rent: £950







Kitchen





Bedrooms





Bathroom











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



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



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.

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



Returns Based on Rental Income	£700	£950
Mortgage Payments on £93,750.00 @ 5%	£39	0.63
Est. Building Cover (Insurance)	£15	.00
Approx. Factor Fees	£0	.00
Ground Rent	Free	ehold
Letting Fees	£70.00	£95.00
Total Monthly Costs	£475.63	£500.63
Monthly Net Income	<mark>£224.38</mark>	<mark>£449.38</mark>
Annual Net Income	<mark>£2,692.5</mark> 0	£5,392.5 0
Net Return	<mark>6.77</mark> %	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

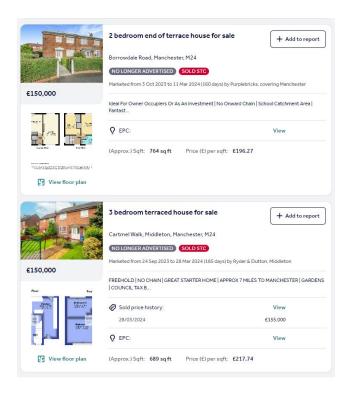
Net Return

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.



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	+ Add to report	
	Ennerdale Road, Manchester		
	NO LONGER ADVERTISED		
£950 pcm	Marketed from 1 Aug 2024 to 10 Aug 2024 (8 days) by Barton	n Kendal Residential, Middleton	
ESSOperi	The subject property is situated in the popular residential area of Middleton, with all the usual		
	Sold price history:	View	
	04/03/2016	€52,000	
	Q EPC:	View	
	(Approx.) Sqft: 818 sq ft Price (£) per sqft: £1	.16	
	3 bedroom semi-detached house	+ Add to report	
	Boardale Drive, Middleton, Manchester		
A STATE	NO LONGER ADVERTISED LET AGREED		
£950 pcm	Marketed from 13 Nov 2023 to 28 Dec 2023 (44 days) by Grovewell, Manchester		
Losopen	Grovewell are pleased to offer for let this 3 bedroom semi-detached home in Middleton.		
	Sold price history:	View	
	26/07/2007	£74,750	
	25/03/1999	£24,000	
	Q EPC:	View	
	(Approx.) Sqft: 883 sq ft Price (£) per sqft: £1	.08	

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





Standard Tenancy Agreement In Place: **Yes**



Payment history: Yes

Current term of tenancy: 5 years+



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.

