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LET PROPERTY PACK

INVESTMENT INFORMATION

Clippers Quay, Manchester, M50

211445174

(www.letproperty.co.uk





Property Description

Our latest listing is in Clippers Quay, Manchester, M50

Get instant cash flow of £750 per calendar month with a 8.3% Gross Yield for investors.

This property has a potential to rent for **£896** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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

LETPR®PERTY





Clippers Quay, Manchester, M50

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Property Key Features

Studio Flat

1 bathroom

Balcony

Easy Access to Local Amenities

Factor Fees: £137 pm Ground Rent: £16 pm Lease Length: 133 years Current Rent: £750 Market Rent: £896

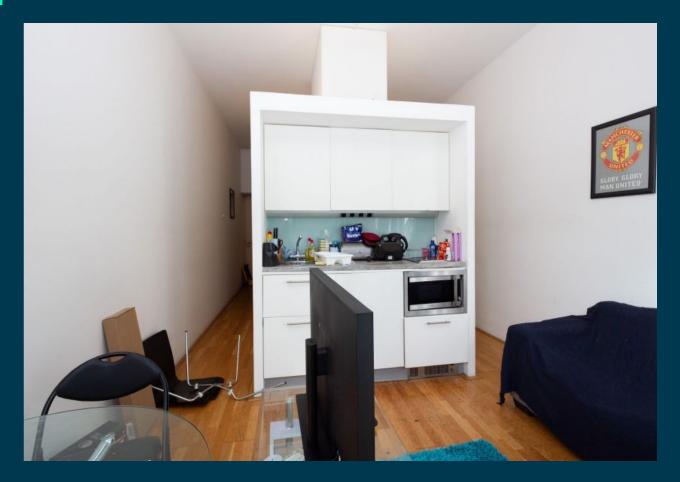
Lounge





Kitchen





Bedrooms





Bathroom









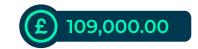






Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

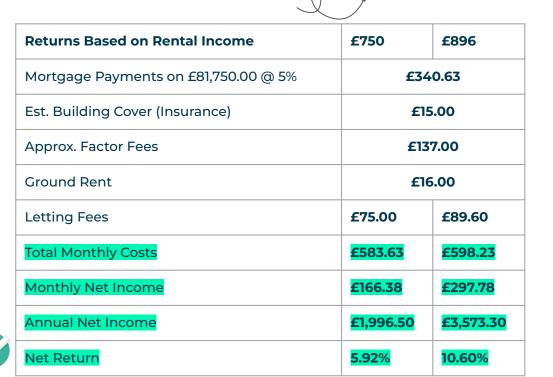


25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

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 £750 per calendar month but the potential market rent is





896

Return Stress Test Analysis Report





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

Annual Net Income **£1,781.30** Adjusted To

Net Return **5.29**%

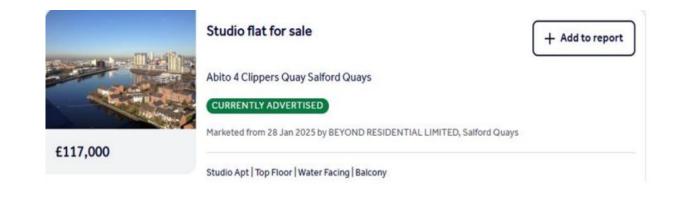
If Interest Rates increased by 2% (from 5% to 7%)

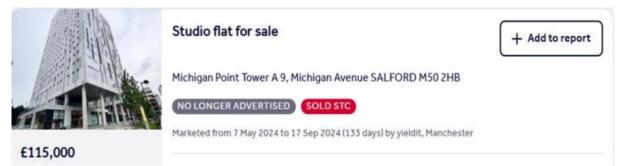
Annual Net Income **£2,130.30** Adjusted To

Net Return 6.32%

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 £117,000.

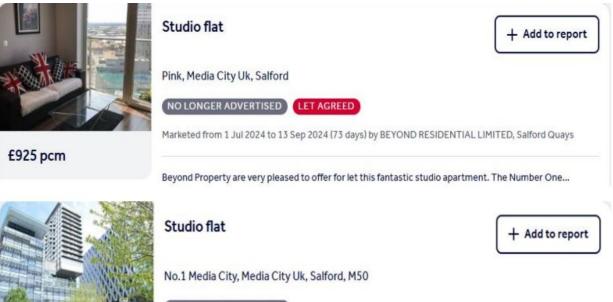






Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



LETORADERTY

NO LONGER ADVERTISED

Marketed from 30 Nov 2023 to 6 Jan 2024 (37 days) by OpenRent, London

£900 pcm



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**





Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order Current term of tenancy: **Moved in**

within the last 2 years

Payment history: On time for length of tenancy

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.

