

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Canalside, Radcliffe, M26

211814610

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Canalside, Radcliffe, M26

Get instant cash flow of **£720** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £100 PM**

**Ground Rent: TBC**

**Lease Length: 131 years**

**Current Rent: £720**

**Market Rent: £800**



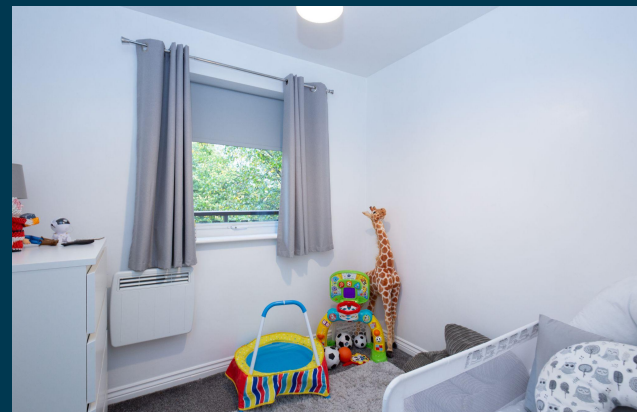
# Lounge



# Kitchen



# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 130,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £32,500.00 |
| SDLT Charge      | £3,900     |
| Legal Fees       | £1,000.00  |
| Total Investment | £37,400.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £720 per calendar month but the potential market rent is

£ 800

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       | £720       | £800      |
|--------------------------------------|------------|-----------|
| Mortgage Payments on £97,500.00 @ 5% | £406.25    |           |
| Est. Building Cover (Insurance)      | £15.00     |           |
| Approx. Factor Fees                  | £131.00 PM |           |
| Ground Rent                          | TBC        |           |
| Letting Fees                         | £72.00     | £80.00    |
| Total Monthly Costs                  | £501.55    | £509.55   |
| Monthly Net Income                   | £218.45    | £290.45   |
| Annual Net Income                    | £2,621.40  | £3,485.40 |
| Net Return                           | 7.01%      | 9.32%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,885.40**  
Adjusted To

Net Return                      **5.04%**

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

Annual Net Income      **£1,535.40**  
Adjusted To


Net Return                      **4.11%**



# 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 £150,000.00.



**£150,000**

### 2 bedroom terraced house for sale


Ainsworth Road, Radcliffe, Manchester, M26

**CURRENTLY ADVERTISED**

Marketed from 6 Nov 2024 by Jon Simon Estate Agents, Radcliffe

!!! Well presented and deceptively spacious garden front mid-terrace situated on the ever popular...

[+ Add to report](#)



**£150,000**

### 2 bedroom terraced house for sale

Ainsworth Road, Radcliffe

**CURRENTLY ADVERTISED**

Marketed from 30 Oct 2024 by Keenans Estate Agents, Bury


Immaculate Mid Terrace Property | Two Bedrooms | Three Piece Bathroom Suite | Modern Fitted Kitch...

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

18 The Landmark, Radcliffe


NO LONGER ADVERTISED LET AGREED

Marketed from 2 Apr 2024 to 1 May 2024 (29 days) by Entwistle Green, Bury

£800 pcm

AVAILABLE NOW!!! | Main bedroom with Ensuite | Communal parking | Desirable location | Close to m...

+ Add to report



2 bedroom apartment

Milner Street, Radcliffe, Manchester, M26

NO LONGER ADVERTISED

Marketed from 5 Mar 2024 to 20 Mar 2024 (15 days) by JonSimon Estate Agents, Radcliffe

£800 pcm

Spacious 2 bedroom, ground floor apartment. Large open plan living area. Fully fitted kitchen. Th...

+ Add to report

# 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: **On time for length of tenancy**



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.





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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.



**LETPROPERTY**