

LET PROPERTY PACK

INVESTMENT INFORMATION

Haydock Avenue, Sale, M33

210957851

 www.letproperty.co.uk





Property Description

Our latest listing is in Haydock Avenue, Sale, M33

Get instant cash flow of **£1,000** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.8%** 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...



Haydock Avenue, Sale,
M33

210957851



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £55 pm

Ground Rent: TBC

Lease Length: 130 years

Current Rent: £1,000

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £213,000.00 and borrowing of £159,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 213,000.00

25% Deposit	£53,250.00
SDLT Charge	£12,410
Legal Fees	£1,000.00
Total Investment	£66,660.00

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 £1,000 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£1,000	£1,200
Mortgage Payments on £159,750.00 @ 5%	£665.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£55.00	
Ground Rent	TBC	
Letting Fees	£100.00	£120.00
Total Monthly Costs	£835.63	£855.63
Monthly Net Income	£164.38	£344.38
Annual Net Income	£1,972.50	£4,132.50
Net Return	2.96%	6.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,732.50**
Adjusted To

Net Return **2.60%**

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

Annual Net Income **£937.50**
Adjusted To

Net Return **1.41%**

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 £230,000.



£230,000

3 bedroom end of terrace house for sale

+ Add to report

Haydock Avenue, Sale, Greater Manchester, M33

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Aug 2022 to 22 Mar 2024 (573 days) by Reeds Rains, Sale



£150,000

2 bedroom apartment for sale

+ Add to report

Haydock Avenue, Sale, Greater Manchester, M33

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Mar 2022 to 16 Dec 2022 (281 days) by Reeds Rains, Sale

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom apartment

Rosefinch Road, West Timperley, Altrincham

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Mar 2024 to 5 Apr 2024 (30 days) by Gascoigne Halman, Altrincham

+ Add to report



£1,195 pcm

2 bedroom apartment

Riverbrook Road, West Timperley, Altrincham

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Sep 2024 to 14 Nov 2024 (71 days) by John Hilditch & Co, Hale

+ 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.



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