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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Bunkers Hill Road, Hyde, SK14 3QA

213305976

www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Bunkers Hill Road, Hyde, SK14 3QA

Get instant cash flow of **£650** per calendar month with a **4.1%** Gross Yield for investors.

This property has a potential to rent for £867 which would provide the investor a Gross Yield of 5.5% if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Hyde, it will make for a reliable long term investment for an investor.

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







Bunkers Hill Road, Hyde, SK14 3QA

213305976

3 Bedrooms 1 Bathroom and 1 WC Spacious Rooms Front and backyards Parking Available

**Property Key Features** 

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £650 Market Rent: £867







## **Kitchen**





## Bedrooms





## Bathroom











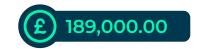
## **Initial** Outlay





Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE

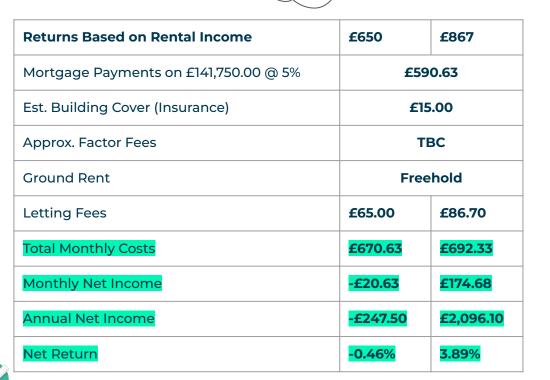


25% Deposit	£47,250.00
SDLT Charge	£5,670
Legal Fees	£1,000.00
Total Investment	£53,920.00

## **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 £650 per calendar month but the potential market rent is  $\bigcirc$ 







### **Return Stress Test Analysis** Report





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

Annual Net Income £362.10 Adjusted To

Net Return 0.67%

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

Annual Net Income -£738.90 Adjusted To

Net Return

-1.37%

## 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 £200,000.

	3 bedroom end of terrace house for sale	+ Add to report
	Welbeck Road, HYDE, Cheshire, SK14	
	CURRENTLY ADVERTISED	
£200,000	Marketed from 27 Nov 2024 by Bridgfords, Denton	
	We are delighted to present this charming three-bedroom family h	ome situated on Welbeck Road in H
	Q EPC:	View
	(Approx.) Sqft: 700 Sq ft Price (£) per sqft: £285.86	
C.C.S. <u>Anna an an</u> an an		
F3 View floor plan		
	3 bedroom terraced house for sale	+ Add to report
		<u> </u>
	Cheriton Close, Hyde, SK14	
Contraction of the	NO LONGER ADVERTISED	
£200,000	Marketed from 1 Oct 2024 to 7 Oct 2024 (5 days) by Yopa, North W	kist & Midlands
P%6 + 1111	WALKING DISTANCE FROM PRIMARY SCHOOL   READY TO MOVE GARDENS   FREE	INTO   SPACIOUS KITCHEN   TWO
1.84	Ø Sold price history:	View
2 T 1 T 1 T 1 T 1 T 1 T 1 T 1 T 1 T 1 T	18/11/2002	€27,950
and the second	♀ EPC:	View
View floor plan	(Approx.) Sqft: 936 sq ft Price (c) per sqft: 6213.57	

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

THE I	3 bedroom terraced house	+ Add to report		
un lit a litter	Wardlow Walk, Glossop, Derbyshire, SK13	Wardlow Walk, Glossop, Derbyshire, SK 13 (CURRENTLY ADVERTISED)		
	CURRENTLY ADVERTISED			
£900 pcm	Marketed from 16 Dec 2024 by Reeds Rains, Glossop			
coopen	3 double bedrooms   Good size lounge/diner   Large enclosed garden   Redecorated   Popular area			
	Sold price history:	View		
	28/08/2020	£110,000		
	11/11/2002	£17,100		
	Q EPC:	View		
C View floor plan	(Approx.) Sqft: 936 sq ft Price (£) per sqft: €0.5	6		
	3 bedroom terraced house	+ Add to report		
The second	Shelley Grove, Milbrook			
	NO LONGER ADVERTISED			
and the first of the	Marieted from 19 Jun 2024 to 12 Jul 2024 (22 days) by A Wilson Estates, Stalybridge			
£900 pcm	Three Bedroom Mews   Two Double Bedrooms   Gardens To Front and Rear   Outbuilding Storage   Clos			
	Sold price history:	Vlew		
	14/03/2008	€101,000		
	Q EPC:	Vlew		
	(Approx.) Sqft: 538 sqft Price (c) per sqft: 61.6	57		



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.





Bunkers Hill Road, Hyde, SK14 3QA

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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.

