

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bunkers Hill Road,  
Hyde, SK14 3QA

213305976

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





## 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...**



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## Property Key Features

**3 Bedrooms**

**1 Bathroom and 1 WC**

**Spacious Rooms**

**Front and backyards**

**Parking Available**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £650**

**Market Rent: £867**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







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

£ 189,000.00

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

£ 867

Returns Based on Rental Income	£650	£867
Mortgage Payments on £141,750.00 @ 5%	£590.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£86.70
<b>Total Monthly Costs</b>	<b>£670.63</b>	<b>£692.33</b>
<b>Monthly Net Income</b>	<b>-£20.63</b>	<b>£174.68</b>
<b>Annual Net Income</b>	<b>-£247.50</b>	<b>£2,096.10</b>
<b>Net Return</b>	<b>-0.46%</b>	<b>3.89%</b>



# 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

Welbeck Road, HYDE, Cheshire, SK14

**CURRENTLY ADVERTISED**

Marketed from 27 Nov 2024 by Bridgfords, Denton

£200,000


We are delighted to present this charming three-bedroom family home situated on Welbeck Road in H...

📍 EPC: [View](#)

(Approx.) Sqft: **700 sq ft** Price (£) per sqft: **£285.86**

[View floor plan](#)

[+ Add to report](#)



### 3 bedroom terraced house for sale

Cheriton Close, Hyde, SK14

**NO LONGER ADVERTISED**

Marketed from 1 Oct 2024 to 7 Oct 2024 (5 days) by Yopa, North West & Midlands

WALKING DISTANCE FROM PRIMARY SCHOOL | READY TO MOVE INTO | SPACIOUS KITCHEN | TWO GARDENS | FREE...

📈 Sold price history: [View](#)

18/11/2002 [View](#)  
£27,950

📍 EPC: [View](#)

(Approx.) Sqft: **936 sq ft** Price (£) per sqft: **£213.57**

[View floor plan](#)


[+ Add to report](#)



# 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**.



**3 bedroom terraced house** [+ Add to report](#)


Wardlow Walk, Glossop, Derbyshire, SK13

**CURRENTLY ADVERTISED**

Marketed from 16 Dec 2024 by Reeds Rains, Glossop

**£900 pcm**

3 double bedrooms | Good size lounge/diner | Large enclosed garden | Redecorated | Popular area


 [View floor plan](#)

**Sold price history:** [View](#)

28/08/2020	£110,000
11/11/2002	£17,100

**EPC:** [View](#)

(Approx.) Sqft: **936 sq ft** Price (€) per sqft: **€0.96**



**3 bedroom terraced house** [+ Add to report](#)

Sheiley Grove, Millbrook

**NO LONGER ADVERTISED** **LET AGREED**

Marketed 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:** [View](#)

14/03/2008	£101,000
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**EPC:** [View](#)

(Approx.) Sqft: **538 sq ft** Price (€) per sqft: **€1.67**

# 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**

 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.



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