

LET PROPERTY PACK

INVESTMENT INFORMATION

Talbot Road, Manchester,
M16

213035830

 www.letproperty.co.uk





Property Description

Our latest listing is in Talbot Road, Manchester, M16

Get instant cash flow of **£1,100** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.3%** 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...



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Property Key Features

1 bedroom

1 bathroom

Modern Kitchen

Good Condition

Factor Fees: £170 pm

Ground Rent: £28 pm

Lease Length: 245 yrs

Current Rent: £1,100

Market Rent: £1,150

Lounge



Kitchen

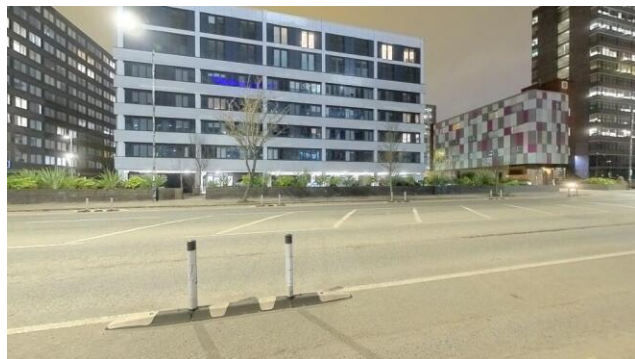


Bedrooms



Bathroom





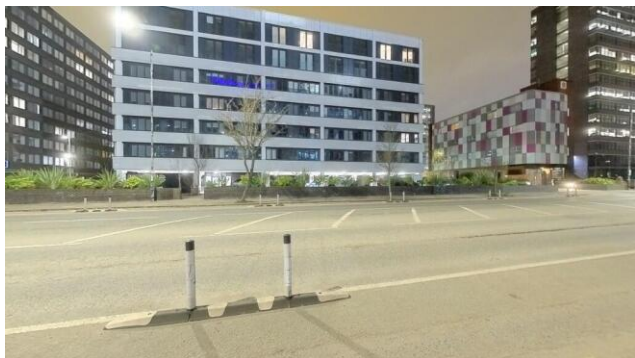
Figures based on assumed purchase price of £166,750.00 and borrowing of £125,062.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 166,750.00

25% Deposit	£41,687.50
SDLT Charge	£9,173
Legal Fees	£1,000.00
Total Investment	£51,860.00

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

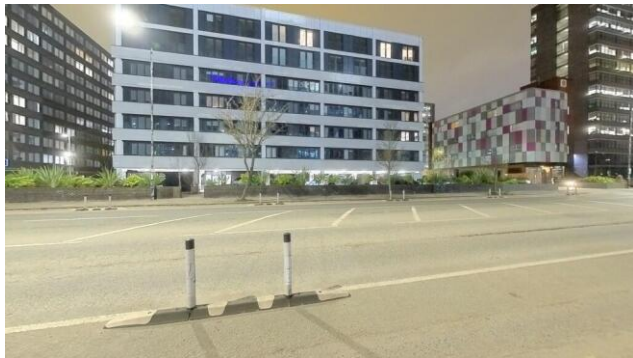
£ 1,150

Returns Based on Rental Income	£1,100	£1,150
Mortgage Payments on £125,062.50 @ 5%	£521.09	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£170.00	
Ground Rent	£28.00	
Letting Fees	£110.00	£115.00
Total Monthly Costs	£844.09	£849.09
Monthly Net Income	£255.91	£300.91
Annual Net Income	£3,070.88	£3,610.88
Net Return	5.92%	6.96%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,310.88**
Adjusted To

Net Return **2.53%**

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

Annual Net Income **£1,445.63**
Adjusted To

Net Return **2.79%**

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 £192,000.



£192,000

1 bedroom apartment for sale

Talbot Road, Old Trafford

CURRENTLY ADVERTISED

Marketed from 14 Oct 2024 by City Comfort Luxury Apartments, Manchester

+ Add to report



£145,000

1 bedroom flat for sale

Talbot Road, MANCHESTER, Lancashire, M16

CURRENTLY ADVERTISED

Marketed from 26 Sep 2024 by Bridgfords, Chorlton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

1 bedroom flat

+ Add to report

88-92 Talbot Road, Old Trafford, Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Aug 2023 to 14 Sep 2023 (43 days) by AIHOMES LIMITED, Manchester



£1,125 pcm

1 bedroom flat

+ Add to report

88-92 Talbot Road, Old Trafford, Manchester

NO LONGER ADVERTISED

Marketed from 1 Aug 2024 to 28 Aug 2024 (26 days) by AIHOMES LIMITED, Manchester

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.



LETPROPERTY