

LET PROPERTY PACK

INVESTMENT INFORMATION

Brooklands Road,
Manchester, M23

204142740

 www.letproperty.co.uk





Property Description

Our latest listing is in Brooklands Road, Manchester, M23

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **3.2%** if the rent was increased to market rate.

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 investor's portfolio.

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



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Property Key Features

6 Bedroom

2 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Market Rent: £3,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £1,125,000.00 and borrowing of £843,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,125,000.00

25% Deposit £281,250.00

SDLT Charge £87,500

Legal Fees £1,000.00

Total Investment £369,750.00

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.



Returns Based on Rental Income	£3,000
Mortgage Payments on £843,750.00 @ 5%	£3,515.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£300.00
Total Monthly Costs	£3,830.63
Monthly Net Income	-£830.63
Annual Net Income	-£9,967.50
Net Return	-2.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£15,967.50**
Adjusted To

Net Return **-4.32%**

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

Annual Net Income **-£26,842.50**
Adjusted To

Net Return **-7.26%**

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 £1,300,000.00.



6 bedroom detached house for sale

Brooklands Road, Manchester

NO LONGER ADVERTISED

Marketed from 10 Aug 2023 to 31 Jul 2024 (356 days) by Watsonsons, Sale

Six Bedroomed Detached | 4500 sqft | 0.163 Acre Mature Garden Plot | Large Driveway with Electric...

£1,285,000



[View floor plans](#)

Sold price history: [View](#)

29/06/2018 **£515,000**

EPC: [View](#)

(Approx.) Sqft: **1,507 sq ft** Price (€) per sqft: **€852.72**

[+ Add to report](#)



6 bedroom detached house for sale

Brooklands Road, Sale, M23

NO LONGER ADVERTISED

Marketed from 5 Jun 2023 to 6 Jul 2023 (31 days) by Crests Estates, Covington London

Newly Renovated Detached Home with Gated Access & Ample Parking | Close to Brooklands Metrolink &...

£1,250,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,850 pcm

5 bedroom detached house

Watermead, Sale

NO LONGER ADVERTISED **LET AGREED**

Marketed from 22 Jul 2024 to 11 Oct 2024 (81 days) by Watsonsons, Sale

****Fully Redecorated Throughout** A MAGNIFICENT FIVE BEDROOM DETACHED FAMILY HOME, IDEALLY LOCATED...**

Sold price history:	View
23/03/2017	£645,000
01/12/2005	£445,000

EPC:	View
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(Approx.) Sqft: **1,991 sq ft** Price (£) per sqft: **£1.43**



£2,500 pcm

5 bedroom semi-detached house

Westwood Avenue, Timperley, Altrincham, Greater Manchester, WA15

NO LONGER ADVERTISED **LET AGREED**

Marketed from 6 Sep 2022 to 21 Oct 2022 (45 days) by Thornley Groves, Altrincham

Available Now! | Extended Five Bedroom Semi-Detached House | Three Bathrooms | Double Garage | Pr...

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **Vacant**
- ✓ Payment history: **N/A**

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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