

LET PROPERTY PACK

INVESTMENT INFORMATION

Brinnington Road,
Stockport, SK1

213194325

 www.letproperty.co.uk





Property Description

Our latest listing is in Brinnington Road, Stockport, SK1.

Get instant cash flow of **£2,660** per calendar month with a **10.1%** Gross Yield for investors.

With tenants currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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



Brinnington Road,
Stockport, SK1

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Property Key Features

5 bedrooms

4 bathrooms

Spacious Rooms

Well-Maintained Property

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,660

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £317,000.00 and borrowing of £237,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 317,000.00

| | |
|------------------|------------|
| 25% Deposit | £79,250.00 |
| SDLT Charge | £12,860 |
| Legal Fees | £1,000.00 |
| Total Investment | £93,110.00 |

Projected Investment Return



The monthly rent of this property is currently set at £2,660 per calendar month.



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 | £2,660 |
| Mortgage Payments on £237,750.00 @ 5% | £990.63 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | Freehold |
| Letting Fees | £266.00 |
| Total Monthly Costs | £1,271.63 |
| Monthly Net Income | £1,388.38 |
| Annual Net Income | £16,660.50 |
| Net Return | 17.89% |

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To **-£12,067.50**

Net Return **-12.96%**

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

Annual Net Income Adjusted To **-£16,822.50**

Net Return **-18.07%**

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 £310,000.



£310,000

5 bedroom end of terrace house for sale

+ Add to report

Brinnington Road, Portwood

NO LONGER ADVERTISED

Marketed from 24 May 2024 to 19 Jun 2024 (25 days) by Edward Mellor Ltd, Woodley



£300,000

4 bedroom terraced house for sale

+ Add to report

Brinnington Road, Portwood, Stockport

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jun 2021 to 18 Nov 2021 (167 days) by Mitchell Williams, Cheadle

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: **2 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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