


LET PROPERTY PACK

INVESTMENT INFORMATION

Hardman Street,
Manchester, M35

213202817

 www.letproperty.co.uk





Property Description

Our latest listing is in Hardman Street, Manchester, M35.

This property has a potential to rent for **£906** which would provide the investor a Gross Yield of **5.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Hardman Street,
Manchester, M35

213202817



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Well-Maintained Property

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £906

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit	£50,250.00
SDLT Charge	£10,050
Legal Fees	£1,000.00
Total Investment	£61,300.00

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	£906
Mortgage Payments on £150,750.00 @ 5%	£628.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£90.60
Total Monthly Costs	£733.73
Monthly Net Income	£172.28
Annual Net Income	£2,067.30
Net Return	3.37%

Return **Stress Test** Analysis Report



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

Annual Net Income **£255.30**
Adjusted To

Net Return **0.42%**

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

Annual Net Income **-£947.70**
Adjusted To

Net Return **-1.55%**

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 £217,500.



£217,500

3 bedroom end of terrace house for sale

+ Add to report

Oldham Road, Failsworth, Manchester, M35 0BX

NO LONGER ADVERTISED

Marketed from 15 Dec 2023 to 20 Jun 2024 (187 days) by Lisa Westerman Consultancy Lettings & Sales (LWCLS) Limited



£165,000

2 bedroom terraced house for sale

+ Add to report

Hardman Street, Failsworth, Manchester, M35

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Sep 2022 to 30 May 2023 (257 days) by Purplebricks, covering Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom apartment

Duke, Ridgefield Street

NO LONGER ADVERTISED

Marketed from 11 Nov 2024 to 13 Nov 2024 (1 days) by Livingway Team Ltd, Livingway

+ Add to report



£1,175 pcm

2 bedroom apartment

Duke, 160 Oldham Road, Failsworth

NO LONGER ADVERTISED

Marketed from 30 Sep 2024 to 1 Oct 2024 (1 days) by Livingway Team Ltd, Livingway

+ Add to report

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: **N/A**
- ✓ 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.



www.letproperty.co.uk

Hardman Street, Manchester, M35

213202817

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