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LET PROPERTY PACK

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INVESTMENT INFORMATION

Taylorson Street South, Manchester, M5 3FN

214714906

🌐 www.letproperty.co.uk 🕽

LETPR@PERTY





Property Description

Our latest listing is in Taylorson Street South, Manchester, M5 3FN

Get instant cash flow of £795 per calendar month with a 9.4% Gross Yield for investors.

This property has a potential to rent for £1,190 which would provide the investor a Gross Yield of 14.1% if the rent was increased to market rate.

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

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

LETPR@PERTY





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Property Key Features

Studio Flat 1 Bathroom Contemporary Kitchen Three-Piece Bath Easy Access to Local Amenities

Factor Fees: £208 pm Ground Rent: £10 pm Lease Length: 228 years Current Rent: £795 Market Rent: £1,190







Kitchen





Bedrooms





Bathroom





Exterior









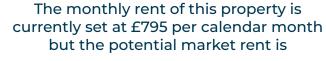
Figures based on assumed purchase price of £101,000.00 and borrowing of £75,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

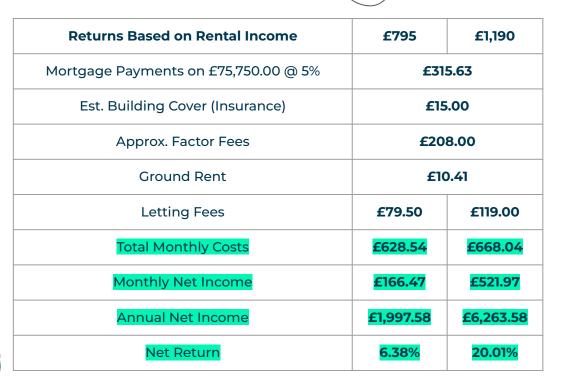
ASSUMED PURCHASE PRICE



25% Deposit	£25,250.00
SDLT Charge	£5,050
Legal Fees	£1,000.00
Total Investment	£31,300.00

Projected Investment Return





ETOROPEK

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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 £3,883.58 Adjusted To

Net Return

12.41%

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

Annual Net Income £4,873.50 Adjusted To

Net Return

15.57%

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 £107,950.

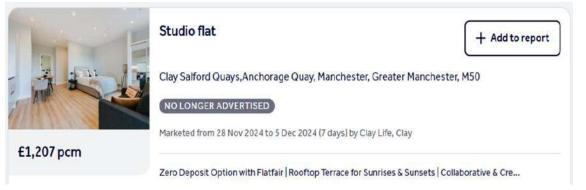
	Studio flat for sale	+ Add to report
	Clippers Quay, Salford	
£107,950	CURRENTLY ADVERTISED Marketed from 4 Sep 2023 by Stevenson Whyte, Manchester	
	Studio apartment Salford Quays 24 hour concierge Third floor Balcor	ny Stunning water vie



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as \pm 1,207 based on the analysis carried out by our letting team at **Let Property Management**.







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

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.

Current term of tenancy: **Moved in** within the last 2 years

Payment history: On time for length of tenancy







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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.

