

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Middlewood Street,  
Manchester, M5 4LH

214295288

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Middlewood Street, Manchester, M5 4LH

Get instant cash flow of **£1,100** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Triple-Fixture Bathroom**

**Expansive Lounge**

**Factor Fees: £260 pm**

**Ground Rent: £413 pa**

**Lease Length: 100+ years**

**Current Rent: £1,100**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 144,000.00**

25% Deposit	<b>£36,000.00</b>
SDLT Charge	<b>£7,200</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£44,200.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £1,100 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.



<b>Returns Based on Rental Income</b>	<b>£1,100</b>
Mortgage Payments on £108,000.00 @ 5%	<b>£450.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£260.00</b>
Ground Rent	<b>£34.40</b>
Letting Fees	<b>£110.00</b>
<b>Total Monthly Costs</b>	<b>£869.40</b>
<b>Monthly Net Income</b>	<b>£230.60</b>
<b>Annual Net Income</b>	<b>£2,767.20</b>
<b>Net Return</b>	<b>6.26%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£567.20**  
Adjusted To

Net Return                      **1.28%**

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

Annual Net Income      **£1,020.00**  
Adjusted To

Net Return                      **2.31%**

# 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 £155,000.



**2 bedroom apartment for sale** + Add to report

Middlewood Street, Salford, Greater Manchester, M5

**NO LONGER ADVERTISED**

Marketed from 18 Apr 2024 to 18 Dec 2024 (243 days) by Reeds Rains, Salford Quays City Living

5th floor apartment | 2 bedrooms | Separate Kitchen | Secure parking space | EWS1 form available ...

**£155,000**



**2 bedroom flat for sale** + Add to report

Middlewood Street, Salford, M5

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 20 Feb 2025 by Hills, Eccles

SPACIOUS TWO BEDROOM APARTMENT | Coming to the market CHAIN FREE | Within WALKING DISTANCE TO MAN...

**£150,000**

# 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

+ Add to report

Fusion Building,, Middlewood Street, Manchester, Salford

NO LONGER ADVERTISED

Marketed from 5 Jun 2024 to 13 Jun 2024 (7 days) by Open House Estate Agents, Nationwide



£1,150 pcm

2 bedroom apartment

+ Add to report

Fusion 8, 4 Middlewood Street, Salford, M5

CURRENTLY ADVERTISED

LET AGREED

Marketed from 29 Jan 2025 by NEXIS Property, 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**