

LET PROPERTY PACK

INVESTMENT INFORMATION

Middlewood Street,
Manchester, M5

214295288

 www.letproperty.co.uk





Property Description

Our latest listing is in Middlewood Street, Manchester, M5

Get instant cash flow of **£1,200** per calendar month with a **8.3%** Gross Yield for investors.

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...



Middlewood Street,
Manchester, M5

214295288



Property Key Features

2 Bedrooms

1 Bathroom

Three Piece Bathroom

Spacious Rooms

Factor Fees: £260.37 PM

Ground Rent: £34.40 PM

Lease Length: 129 years

Current Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,500.00 and borrowing of £129,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 172,500.00

25% Deposit

£43,125.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£550

Legal Fees

£1,000.00

Total Investment

£58,475.00

Projected Investment Return



The monthly rent of this property is currently set at £1,200 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 | £1,200 |
| Mortgage Payments on £129,375.00 @ 5% | £539.06 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £260.37 |
| Ground Rent | £34.40 |
| Letting Fees | £120.00 |
| Total Monthly Costs | £968.83 |
| Monthly Net Income | £231.17 |
| Annual Net Income | £2,774.01 |
| Net Return | 4.74% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£374.01**
Adjusted To

Net Return **0.64%**

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

Annual Net Income **£599.31**
Adjusted To

Net Return **1.02%**

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 £179,250.



£179,950

2 bedroom flat for sale

Middlewood Street, Salford

NO LONGER ADVERTISED

Marketed from 17 Mar 2023 to 19 Mar 2024 (367 days) by Thompson's Estate Agents, Broadheath

+ Add to report



£154,950

2 bedroom flat for sale

Middlewood Street, Salford

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Oct 2018 to 19 Mar 2019 (159 days) by Stevenson Whyte, Manchester

+ Add to report

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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Middlewood Street, Manchester, M5

PROPERTY ID: 214295288

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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