

LET PROPERTY PACK

INVESTMENT INFORMATION

Middlewood Street, Manchester, M5

214295288











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...









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

Middlewood Street, Manchester, M5

214295288

Lounge









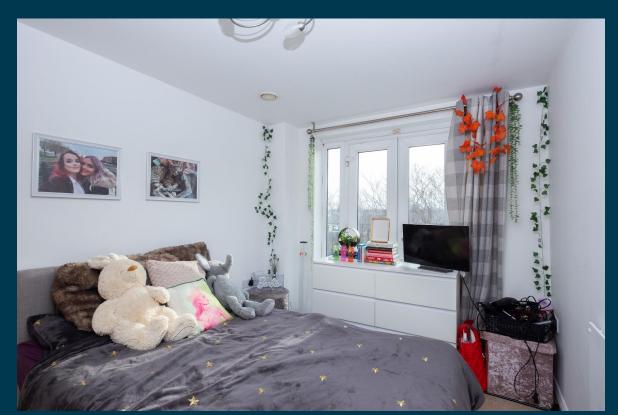
Kitchen





Bedrooms









Bathroom







Exterior









Initial Outlay





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



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





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.

The monthly rent of this property is currently set at £1,200 per calendar month.

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.



2 bedroom flat for sale

+ Add to report

Middlewood Street, Salford

NO LONGER ADVERTISED

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



2 bedroom flat for sale

+ Add to report

Middlewood Street, Salford

NO LONGER ADVERTISED

SOLD STC

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

£154,950

£179.950

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**.



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

£1,200 pcm



£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



Current term of tenancy: **Moved in** within the last 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.







Interested in this property investment?

Call us on **0141 478 0985**

Middlewood Street, Manchester, M5



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.