

LET PROPERTY PACK

INVESTMENT INFORMATION

Moss Lane East,
Manchester, M14

214836297

 www.letproperty.co.uk





Property Description

Our latest listing is in Moss Lane East, Manchester, M14

Get instant cash flow of **£1,200** per calendar month with a **7.3%** Gross Yield for investors.

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...



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Property Key Features

3 bedrooms

1 bathroom

Spacious Lounge

Modern Kitchen

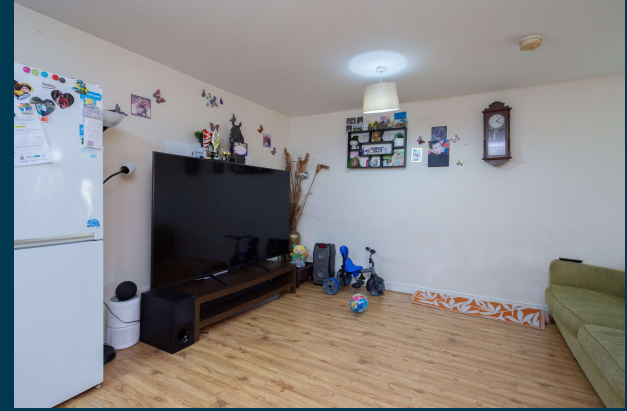
Factor Fees: £133.33 pm

Ground Rent: £17.00 pm

Lease Length: 106 years

Current Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom





Figures based on assumed purchase price of £196,000.00 and borrowing of £147,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 196,000.00

25% Deposit	£49,000.00
SDLT Charge	£11,220
Legal Fees	£1,000.00
Total Investment	£61,220.00

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	£1,200
Mortgage Payments on £147,000.00 @ 5%	£612.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£133.33
Ground Rent	£17.00
Letting Fees	£120.00
Total Monthly Costs	£897.83
Monthly Net Income	£302.17
Annual Net Income	£3,626.04
Net Return	5.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,226.04**
Adjusted To

Net Return **2.00%**

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

Annual Net Income **£890.04**
Adjusted To

Net Return **1.45%**

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 £179,950.

 £179,950	3 bedroom apartment for sale Apartment, Moss Lane East, Manchester, M14 NO LONGER ADVERTISED SOLD STC Marketed from 10 Feb 2023 to 29 May 2024 (474 days) by Ash Residential, Manchester + Add to report
 £175,000	3 bedroom flat for sale The Gallery, 347 Moss Lane East, Manchester, M14 4LB NO LONGER ADVERTISED SOLD STC Marketed from 15 Aug 2019 to 6 May 2021 (629 days) by Hunters, Manchester + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,738 based on the analysis carried out by our letting team at **Let Property Management**.



£1,738 pcm

2 bedroom apartment

+ Add to report

The Gallery, Moss Lane East, M14

NO LONGER ADVERTISED

Marketed from 30 Jan 2024 to 16 Apr 2024 (77 days) by Leaders Lettings, Manchester



£1,690 pcm

2 bedroom flat

+ Add to report

Moss Lane East, Rusholme, Manchester, M14

CURRENTLY ADVERTISED

LET AGREED

Marketed from 1 Nov 2024 by Nicholas Humphreys, 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: **4 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.



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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.



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