

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lyme View Court,  
Compstall Road, Stockport,  
SK6 4DB

214431149

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





## Property Description

Our latest listing is in Lyme View Court, Compstall Road, Stockport, SK6 4DB

Get instant cash flow of **£700** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£861** which would provide the investor a Gross Yield of **7.1%** 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...



Lyme View Court,  
Compstall Road,  
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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Parking Space Available**

**Three-Piece Bath**

**Well Maintained Property**

**Factor Fees: £40.00 PM**

**Ground Rent: £1.00 PM**

**Lease Length: 946 years**

**Current Rent: £700**

**Market Rent: £861**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £146,000.00 and borrowing of £109,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 146,000.00

25% Deposit	£36,500.00
SDLT Charge	£7,720
Legal Fees	£1,000.00
Total Investment	£45,220.00

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 861



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	£700	£861
Mortgage Payments on £109,500.00 @ 5%	£456.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£40.00	
Ground Rent	£1.00	
Letting Fees	£70.00	£86.10
Total Monthly Costs	£582.25	£598.35
Monthly Net Income	£117.75	£262.65
Annual Net Income	£1,413.00	£3,151.80
Net Return	3.12%	6.97%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,429.80**  
Adjusted To

Net Return                      **3.16%**

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

Annual Net Income      **£973.80**  
Adjusted To

Net Return                      **2.15%**



# 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 £160,000.



£160,000

## 1 bedroom flat for sale

+ Add to report

Station Road, Marple, Stockport, SK6

NO LONGER ADVERTISED

Marketed from 2 May 2023 to 22 Nov 2024 (569 days) by Bridgfords, Marple

A lovely one bedroom property in this sought after retirement development. Ideally located in cen...



£155,000

## 1 bedroom apartment for sale

+ Add to report

Osborne Street, Stockport, SK6

NO LONGER ADVERTISED

Marketed from 24 Mar 2024 to 14 Feb 2025 (326 days) by Yopa, North West & Midlands

Fully Refurbished First Floor Apartment | Impeccably Presented Inside | Large Double Bedroom With...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £880 based on the analysis carried out by our letting team at **Let Property Management**.



£880 pcm

## 1 bedroom flat

+ Add to report

Water Street, Stockport, Greater Manchester, SK1

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 May 2024 to 24 Jun 2024 (29 days) by Julian Wadden, Stockport

Available 14th June 2024! An apartment available in the newly completed, Meadow Mill, Stockport o...



£875 pcm

## 1 bedroom apartment

+ Add to report

Cherry Tree House, Great Moor

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Mar 2024 to 21 May 2024 (53 days) by Gascoigne Halman, Bramhall

New Build | Allocated Parking | Close to local amenities | Fully Furnished | Walking distance to...

# 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**