

LET PROPERTY PACK

INVESTMENT INFORMATION

Joiner Street, Manchester,
M4

215313211

 www.letproperty.co.uk





Property Description

Our latest listing is in Joiner Street, Manchester, M4

Get instant cash flow of **£1,125** per calendar month with a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **10.9%** 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...



LET PROPERTY



Joiner Street, Manchester,
M4

215313211



Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: £135.00 PM

Ground Rent: £35.67 PM

Lease Length: 106 years

Current Rent: £1,125

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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ASSUMED PURCHASE PRICE

£ 132,000

SDLT Charge	£6,740
Legal Fees	£1,000
Total Investment	£139,740

Outlay figures based on assumed cash purchase of £50,000.

Projected Investment Return



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Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £1,125 per calendar month but the potential market rent is

£ 1,200



Returns Based on Rental Income	£1,125	£1,200
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£135.00	
Ground Rent	£35.67	
Letting Fees	£112.50	£120.00
Total Monthly Costs	£298.17	£305.67
Monthly Net Income	£826.83	£894.33
Annual Net Income	£9,921.96	£10,731.96
Net Return	7.10%	7.68%

Return Stress Test Analysis Report



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

Annual Net Income	£8,332
Adjusted To	
Net Return	5.96%

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 £184,000.

A photograph showing the interior of a 2-bedroom apartment. The view includes a kitchen area with white cabinetry and a dark countertop, and a living/dining room with a wooden floor and a large window.

£184,000

2 bedroom apartment for sale

Joiner Street, Manchester, Greater Manchester

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Aug 2023 to 18 Mar 2024 (206 days) by Leaders Sales, Fallowfield

+ Add to report

A photograph showing the interior of a 2-bedroom apartment. The view includes a living room with a sofa and a large window, and a kitchen area.

£175,000

2 bedroom apartment for sale

Lighthouse, Northern Quarter

NO LONGER ADVERTISED

Marketed from 3 Jul 2023 to 3 Oct 2023 (92 days) by Reside, Manchester

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

[+ Add to report](#)

Joiner Street, Manchester, M4

NO LONGER ADVERTISED

£1,650 pcm

Marketed from 10 Feb 2025 to 13 Feb 2025 (3 days) by OpenRent, London



2 bedroom apartment

[+ Add to report](#)

Lighthouse, Joiner Street, Manchester

NO LONGER ADVERTISED

LET AGREED

£1,400 pcm

Marketed from 17 Jun 2024 to 28 Jul 2024 (40 days) by Goodwin Fish, Manchester

Current Tenant Profile



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 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.



www.letproperty.co.uk

Joiner Street, Manchester, M4

PROPERTY ID: 12345678

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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