

LET PROPERTY PACK

INVESTMENT INFORMATION

Manley View, CH2

211307104

 www.letproperty.co.uk





Property Description

Our latest listing is in Manley View, CH2

Get instant cash flow of **£650** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£793** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

With tenants 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...



Manley View, CH2

211307104



Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 980 years

Current Rent: £650

Market Rent: £793

Lounge



Kitchen



Bedrooms



Bathroom





Figures based on assumed purchase price of £103,500.00 and borrowing of £77,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,500.00

25% Deposit	£25,875.00
SDLT Charge	£5,175
Legal Fees	£1,000.00
Total Investment	£32,050.00

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 £650 per calendar month but the potential market rent is

£ 793

Returns Based on Rental Income	£650	£793
Mortgage Payments on £77,625.00 @ 5%	£323.44	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£65.00	£79.30
Total Monthly Costs	£403.44	£417.74
Monthly Net Income	£246.56	£375.26
Annual Net Income	£2,958.75	£4,503.15
Net Return	9.23%	14.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,917.15**
Adjusted To

Net Return **9.10%**

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

Annual Net Income **£2,950.65**
Adjusted To

Net Return **9.21%**

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 £125,000.



£125,000

2 bedroom flat for sale

Chester Road, Helsby, WA6 0AD

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 6 Feb 2025 by Edwards Grounds, Runcorn

+ Add to report



£120,000

2 bedroom ground floor flat for sale

Hornsmill Way, Helsby, Frodsham

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Feb 2025 by Swetenhams, Frodsham

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom flat

+ Add to report

Mere View, Helsby, FRODSHAM

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Dec 2024 to 27 Jan 2025 (52 days) by Swetenhams - Lettings, Frodsham



£650 pcm

2 bedroom flat

+ Add to report

Croft Court, Ellesmere Port, Cheshire, CH65

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Aug 2022 to 21 Feb 2025 (913 days) by Platinum Independent Estate Agents, Little Sutton

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: **5 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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