

# LET PROPERTY PACK

## INVESTMENT INFORMATION

John William Street,  
Manchester, M30

214504106

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





## Property Description

Our latest listing is in John William Street, Manchester, M30

Get instant cash flow of **£850** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **8.3%** 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...



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Manchester, M30

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## Property Key Features

**1 bedroom**

**1 bathroom**

**Well Maintained Property**

**Spacious Room**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 246 years**

**Current Rent: £850**

**Market Rent: £950**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
Total Investment	£42,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 950



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	£850	£950
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£85.00	£95.00
Total Monthly Costs	£531.25	£541.25
Monthly Net Income	£318.75	£408.75
Annual Net Income	£3,825.00	£4,905.00
Net Return	9.02%	11.57%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,005.00**  
Adjusted To

Net Return                      **7.09%**

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

Annual Net Income      **£2,835.00**  
Adjusted To

Net Return                      **6.69%**

# 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 £142,000.



**£142,000**

## 1 bedroom apartment for sale

+ Add to report

John William Street, Manchester, Greater Manchester, M30

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 13 Mar 2024 to 13 Mar 2024 by GetGround, London



**£120,000**

## 1 bedroom flat for sale

+ Add to report

John William Street, Eccles, M30

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 Jan 2025 by Hills, Eccles



# 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**.



£1,000 pcm

## 1 bedroom flat

+ Add to report

Church Road, Eccles, Manchester, Greater Manchester, M30

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Aug 2024 to 13 Sep 2024 (39 days) by Thornley Groves, Monton



£995 pcm

## 1 bedroom apartment

+ Add to report

Vestry Court, Church Street, Manchester, Greater Manchester, M30

CURRENTLY ADVERTISED

Marketed from 14 Mar 2025 by Leef Property Management Ltd, Warrington

# 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: **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.



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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**