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LET PROPERTY PACK

INVESTMENT INFORMATION

John William Street, Manchester, M30

214504106

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Property Description

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

Get instant cash flow of £850 per calendar month with a 6.6% Gross Yield for investors.

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 7.4% 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...

LETPR®PERTY





John William Street, Manchester, M30

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Property Key Features

1 Bedroom

1 Bathroom

Well-Maintained Property Spacious Room Factor Fees: £118.00 PM Ground Rent: £10.83 PM Lease Length: 246 years Current Rent: £850 Market Rent: £950







Kitchen



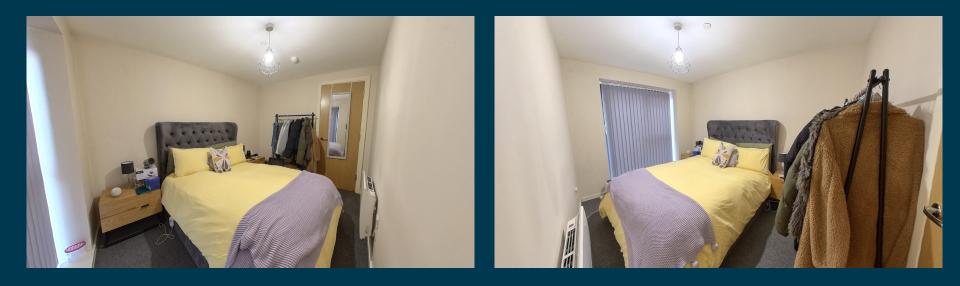






Bedrooms





Bathroom





Exterior









Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

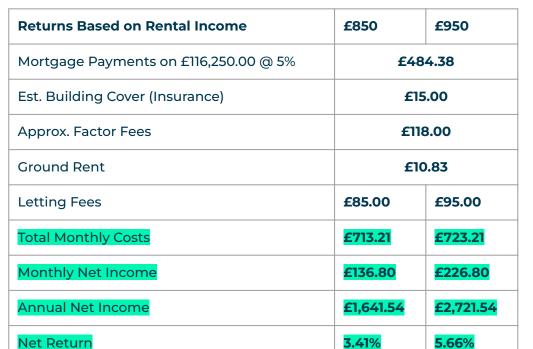
ASSUMED PURCHASE PRICE



25% Deposit	£38,750.00
SDLT Charge	£8,350
Legal Fees	£1,000.00
Total Investment	£48,100.00

Projected Investment Return

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





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.



950

Return Stress Test Analysis Report





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

Annual Net Income **£821.54** Adjusted To

Net Return 1.71%

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

Annual Net Income **£526.50** Adjusted To

Net Return 1.

1.09%

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.





£120,000





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

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



1 bedroom apartment

+ Add to report

Add to report

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

CURRENTLY ADVERTISED

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

£995 pcm

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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





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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.

