

LET PROPERTY PACK

INVESTMENT INFORMATION

Brattice Drive, Manchester,
M27

215588814

 www.letproperty.co.uk





Property Description

Our latest listing is in Brattice Drive, Manchester, M27

Get instant cash flow of **£755** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£940** which would provide the investor a Gross Yield of **7.8%** 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...



Brattice Drive,
Manchester, M27

215588814



Property Key Features

2 bedroom

1 bathroom

Three Piece Bathroom

Well Maintained Property

Factor Fees: £134 PM

Ground Rent: £11 PM

Lease Length: 106 years

Current Rent: £755

Market Rent: £940

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £143,750.00 and borrowing of £107,812.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 143,750.00

25% Deposit	£35,937.50
SDLT Charge	£7,188
Legal Fees	£1,000.00
Total Investment	£44,125.00

Projected Investment Return



The monthly rent of this property is currently set at £755 per calendar month but the potential market rent is

£ 940

Returns Based on Rental Income	£755	£940
Mortgage Payments on £107,812.50 @ 5%	£449.22	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£134.00	
Ground Rent	£11.00	
Letting Fees	£75.50	£94.00
Total Monthly Costs	£539.72	£558.22
Monthly Net Income	£215.28	£381.78
Annual Net Income	£2,583.38	£4,581.38
Net Return	5.85%	10.38%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,701.38**
Adjusted To

Net Return **6.12%**

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

Annual Net Income **£2,425.13**
Adjusted To

Net Return **5.50%**

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 £150,000.



£150,000

1 bedroom flat for sale

Brackley Lodge, Clarendon Crescent, Eccles, M30

CURRENTLY ADVERTISED

Marketed from 26 Mar 2025 by Thornley Groves, Monton



£145,000

1 bedroom flat for sale

Lower Broughton Road, Salford, Greater Manchester, M7

NO LONGER ADVERTISED

Marketed from 7 Jun 2024 to 27 Jun 2024 (19 days) by Prime Residential Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,095 based on the analysis carried out by our letting team at **Let Property Management**.



£1,095 pcm

1 bedroom flat

5 Red Media City, Salford

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 May 2023 to 12 Jun 2023 (17 days) by Ascend, Manchester



£1,000 pcm

1 bedroom flat

Crossbank House, 300 Lower Broughton Road, Salford, M7

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jan 2025 to 24 Jan 2025 (16 days) by Thornley Groves,

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: **3 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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