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LET PROPERTY PACK

INVESTMENT INFORMATION

Brookhey, Hyde, SK14

215945830

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Property Description

Our latest listing is in Brookhey, Hyde, SK14

Get instant cash flow of £850 per calendar month with a 6.8% Gross Yield for investors.

This property has a potential to rent for £940 which would provide the investor a Gross Yield of 7.5% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...

LETPR®PERTY





Brookhey, Hyde, SK14

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2 bedroom 1 bathroom Well Maintained Property Parking Space Available

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Property Key Features

Factor Fees: £92 pm Ground Rent: £12.50 pm Lease Length: 134 years Current Rent: £850 Market Rent: £940







Kitchen





Bedrooms





Bathroom





Exterior





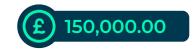
Initial Outlay





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

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 £850 per calendar month 940 but the potential market rent is **Returns Based on Rental Income** £850 £940 Mortgage Payments on £112,500.00 @ 5% £468.75 Est. Building Cover (Insurance) £15.00 £92.00 Approx. Factor Fees Ground Rent £12.50 Letting Fees £85.00 £94.00 Total Monthly Costs £673.25 £682.25 Monthly Net Income £176.75 £257.75 Annual Net Income £2,121.00 £3.093.00 Net Return 6.65% 4.56%

Return Stress Test Analysis Report





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

Annual Net Income **£1,213.00** Adjusted To

Net Return **2.61**%

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

Annual Net Income **£993.00** Adjusted To

Net Return

2.14%

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 £140,000.



£140,000

2 bedroom flat for sale

Brookhey, HYDE, Cheshire, SK14

CURRENTLY ADVERTISED

Marketed from 13 Feb 2025 by Bridgfords, Stalybridge



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+ Add to report



2 bedroom flat for sale

Brookhey, Hyde

NO LONGER ADVERTISED SOLD STC

Marketed from 18 Oct 2024 to 14 Feb 2025 (118 days) by My Property Club, Denton

£130,000

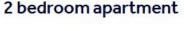
Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

£895 pcm





NO LONGER ADVERTISED

Marketed from 12 Dec 2024 to 7 Jan 2025 (26 days) by Reside, Stockport

LET AGREED



2 bedroom flat

Brookhey, Hyde, SK14

NO LONGER ADVERTISED

Marketed from 12 Mar 2025 to 20 Mar 2025 (8 days) by OpenRent, London

+ Add to report

+ Add to report





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 Current term of tenancy: **Moved in**

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.





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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.

