


LET PROPERTY PACK

INVESTMENT INFORMATION

Capital Road, Manchester,
M11

216409405

 www.letproperty.co.uk





Property Description

Our latest listing is in Capital Road, Manchester, M11

Get instant cash flow of **£1,000** per calendar month with a **7.1%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge and Kitchen

Modern and Good Condition

Factor Fees: £146.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 170,000.00

25% Deposit	£42,500.00
SDLT Charge	£9,400
Legal Fees	£1,000.00
Total Investment	£52,900.00

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.



Returns Based on Rental Income	£1,000
Mortgage Payments on £127,500.00 @ 5%	£531.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£146.00
Ground Rent	TBC
Letting Fees	£100.00
Total Monthly Costs	£792.25
Monthly Net Income	£207.75
Annual Net Income	£2,493.00
Net Return	4.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£493.00**
Adjusted To

Net Return **0.93%**

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

Annual Net Income **-£57.00**
Adjusted To

Net Return **-0.11%**

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 £180,000.



£180,000

2 bedroom semi-detached house for sale

+ Add to report

Capital Road, Openshaw, Manchester, M11

NO LONGER ADVERTISED

Marketed from 25 Sep 2024 to 20 Mar 2025 (175 days) by Bentley Hurst, Manchester



£130,000

2 bedroom end of terrace house for sale

+ Add to report

Mattison Street, Manchester, Greater Manchester, M11

NO LONGER ADVERTISED

Marketed from 15 Apr 2022 to 16 Apr 2022 (1 days) by Bridgfords, Denton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

2 bedroom terraced house

Ashton Old Road, Manchester, Greater Manchester, M11

CURRENTLY ADVERTISED

Marketed from 18 Mar 2025 by Reeds Rains, Manchester

+ Add to report



£1,000 pcm

2 bedroom terraced house

Walter Street, Gorton

NO LONGER ADVERTISED

Marketed from 3 Dec 2024 to 9 Dec 2024 (5 days) by Martin & Co, Chorlton

+ Add to report

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.



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