

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Parsons Way, Manchester,  
M9

217030163

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





## Property Description

Our latest listing is in Parsons Way, Manchester, M9

This property has a potential to rent for **£1,055** which would provide the investor a Gross Yield of **11.0%** 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...



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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Well Maintained Property**

**Spacious Lounge**

**Factor Fees: tbc**

**Ground Rent: tbc**

**Lease Length: 950 years**

**Current Rent: VACANT**

**Market Rent: £1,055**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit **£28,750.00**

SDLT Charge **£5,750**

Legal Fees **£1,000.00**

**Total Investment £35,500.00**

# 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.



Returns Based on Rental Income	£1,055
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	tbc
Ground Rent	tbc
Letting Fees	£105.50
Total Monthly Costs	£479.88
Monthly Net Income	£575.13
Annual Net Income	£6,901.50
Net Return	19.44%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,791.50**  
Adjusted To

Net Return                      **13.50%**

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

Annual Net Income      **£5,176.50**  
Adjusted To

Net Return                      **14.58%**



# 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 £125,000.



£125,000

## 2 bedroom flat for sale

+ Add to report

Leegrage Road, Manchester, Lancashire, M9

NO LONGER ADVERTISED

Marketed from 3 Aug 2023 to 2 Dec 2023 (120 days) by Bridgfords, Manchester

A purpose built two bed apartment in North Manchester M9. A wonderful location close to a local m...

### Sold price history:

[View](#)

02/09/2022

£95,000

11/12/2013

£50,000

28/04/2006

£109,000

### EPC:

[View](#)

(Approx.) Sqft: **829 sq ft** Price (£) per sqft: **£150.82**



£120,000

## 2 bedroom apartment for sale

+ Add to report

Kenyon Court, Kenyon Lane, Manchester

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Jan 2023 to 9 Jun 2023 (148 days) by Ascend, Manchester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

## 2 bedroom flat

+ Add to report

Chapel Court, Manchester, M9

NO LONGER ADVERTISED

Marketed from 4 Jun 2024 to 16 Jun 2024 (12 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2109323



£1,000 pcm

## 2 bedroom apartment

+ Add to report

Routledge Walk, Manchester, Greater Manchester, M9

CURRENTLY ADVERTISED

Marketed from 1 May 2025 by Ryder & Dutton, Chadderton

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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**