

LET PROPERTY PACK

INVESTMENT INFORMATION

Harriet Street, Manchester,
M44 5XG

216978362

 www.letproperty.co.uk





Property Description

Our latest listing is in Harriet Street, Manchester, M44 5XG

Get instant cash flow of **£650** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.23%** if the rent was increased to market rate.

With a tenant 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...



Harriet Street,
Manchester, M44 5XG

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Property Key Features

2 Bedrooms

1 Bathroom

On-street parking

Private front and rear gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 150,000.00

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

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,000



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	£650	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£100.00
Total Monthly Costs	£548.75	£583.75
Monthly Net Income	£101.25	£416.25
Annual Net Income	£1,215.00	£4,995.00
Net Return	2.61%	10.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,995.00**
Adjusted To

Net Return **6.44%**

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

Annual Net Income **£2,745.00**
Adjusted To

Net Return **5.90%**

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 £160,000.



£160,000

2 bedroom semi-detached house for sale

+ Add to report

Rangemoor Close, Birchwood, Warrington

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Oct 2023 to 26 Apr 2024 (184 days) by Leaders Sales, Warrington

No Chain | Two Bedrooms | Quiet cul de sac | Gardens front & rear | Driveway parking | Close to s...



£155,000

2 bedroom semi-detached house for sale

+ Add to report

Mathers Close, Fearnhead, Warrington, Cheshire, WA2

NO LONGER ADVERTISED

Marketed from 21 Jul 2023 to 14 Feb 2024 (207 days) by Bridgfords, Culcheth

Ideal First Time Buyer Property | Cul-De-Sac Location | Well Presented Throughout | Not Overlook...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.



admove

2 bedroom semi-detached house

Widgeon Road, Altrincham, WA14 5NP

NO LONGER ADVERTISED **LET AGREED**

Marketed from 18 Nov 2024 to 2 Dec 2024 (13 days) by Admove, Altrincham

Available Immediately | Two bedrooms | Well presented throughout | Excellent location | Spaciou...

£1,195 pcm

[+ Add to report](#)



2 bedroom semi-detached house

Rossett Drive, Davyhulme, Manchester, M41

NO LONGER ADVERTISED

Marketed from 3 Jul 2024 to 4 Jul 2024 by VitalSpace, South Manchester

Two bedrooms | Semi detached property | Available now | Unfurnished accommodation | Driveway and ...

£1,150 pcm

[+ 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: **12 years**



Standard Tenancy Agreement In Place: **Yes**



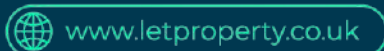
Payment history: **On time for length of tenancy**



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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