


LET PROPERTY PACK

INVESTMENT INFORMATION

Woodside Avenue,
Manchester, M19

218772974

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodside Avenue, Manchester, M19

This property has a potential to rent for **£1,650** which would provide the investor a Gross Yield of **5.7%** if the rent was increased to market rate.

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

3 Bedrooms

1 Bathroom

Good Condition

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £350,000.00 and borrowing of £262,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 350,000.00

25% Deposit £87,500.00

SDLT Charge £25,000

Legal Fees £1,000.00

Total Investment £113,500.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,650
Mortgage Payments on £262,500.00 @ 5%	£1,093.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£165.00
Total Monthly Costs	£1,273.75
Monthly Net Income	£376.25
Annual Net Income	£4,515.00
Net Return	3.98%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,215.00**
Adjusted To

Net Return **1.07%**

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

Annual Net Income **-£735.00**
Adjusted To

Net Return **-0.65%**

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 £385,000.



£385,000

3 bedroom semi-detached house for sale

+ Add to report

Whitehurst Road, Heaton Mersey, Stockport, SK4

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Feb 2021 to 28 Jun 2021 (125 days) by Julian Wadden, Heaton Moor



£280,000

3 bedroom end of terrace house for sale

+ Add to report

Green End Road, Burnage

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Feb 2024 to 12 Nov 2024 (257 days) by Gascoigne Halman, Didsbury

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

3 bedroom house

+ Add to report

Carrgreen Close, Manchester, Greater Manchester, M19 1LT

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Feb 2024 to 26 Feb 2024 (19 days) by Bridgfords Lettings, Didsbury



£1,250 pcm

3 bedroom semi-detached house

+ Add to report

Fair Oak Road, Burnage, Manchester, M19

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jun 2022 to 2 Aug 2022 (45 days) by Philip James Manchester, Manchester

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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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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