

LET PROPERTY PACK

INVESTMENT INFORMATION

Stretford Road, Manchester, M15

219311995











Property Description

Our latest listing is in Stretford Road, Manchester, M15

Get instant cash flow of £1,000 per calendar month with a 6.8% Gross Yield for investors.

This property has a potential to rent for £1,240 which would provide the investor a Gross Yield of 8.5% 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...







Stretford Road, Manchester, M15



2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £180 pm

Ground Rent: £20.83 pm

Lease Length: 119 years

Current Rent: £1,000

Market Rent: £1,240

219311995

Lounge





Kitchen





Bedrooms









Bathroom





Exterior









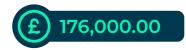
Initial Outlay





Figures based on assumed purchase price of £176,000.00 and borrowing of £132,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£44,000.00**

SDLT Charge £9,820

Legal Fees £1,000.00

Total Investment £54,820.00

Projected Investment Return





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

The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,000	£1,240
Mortgage Payments on £132,000.00 @ 5%	£550.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£180.00	
Ground Rent	£20.83	
Letting Fees	£100.00	£124.00
Total Monthly Costs	£865.83	£889.83
Monthly Net Income	£134.17	£350.17
Annual Net Income	£1,610.04	£4,202.04
Net Return	2.94 %	7.67 %

Return Stress Test Analysis Report





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

Annual Net Income

£1,722.04

Adjusted To

Net Return

3.14%

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

Annual Net Income

£1,812.00

Adjusted To

Net Return

3.31%

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 £170,000.



£170,000



Bishops Corner, Stretford Road, M15

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Sep 2024 to 28 Feb 2025 (154 days) by Henry Wiltshire, Manchester



£169,950

2 bedroom house for sale

Stretford Road, Manchester

NO LONGER ADVERTISED

Marketed from 26 Mar 2025 to 3 Jul 2025 (98 days) by George Adams (Estate Agents) Ltd, Manchester

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property**Management.



£1,500 pcm

2 bedroom apartment

.

+ Add to report

Bishops Corner, Hulme, Manchester, M15 4UW

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 2 Jan 2025 to 24 Jun 2025 (172 days) by C & R Properties Ltd, Hulme Manchester



£1,450 pcm

2 bedroom apartment

+ Add to report

Bishops Corner, 321 Stretford Road, Hulme, M15 4UW

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 2 Jan 2025 to 11 Mar 2025 (67 days) by C & R Properties Ltd, Hulme 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: 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.





Interested in this property investment?

Call us on **0141 478 0985**



Stretford Road, Manchester, M15



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.