

LET PROPERTY PACK

INVESTMENT INFORMATION

Stretford Road,
Manchester, M15

219311995

 www.letproperty.co.uk





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

219311995



Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 176,000.00

25% Deposit	£44,000.00
SDLT Charge	£9,820
Legal Fees	£1,000.00
Total Investment	£54,820.00

Projected Investment Return



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

£ 1,240

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



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

2 bedroom flat for sale

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

+ Add to report



£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

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

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

+ Add to report



£1,450 pcm

2 bedroom apartment

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

+ 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.



www.letproperty.co.uk

Stretford Road, Manchester, M15

219311995

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