

LET PROPERTY PACK

INVESTMENT INFORMATION

Lord Street, Manchester,
M4 4FN

220211184

 www.letproperty.co.uk





Property Description

Our latest listing is in Lord Street, Manchester, M4 4FN

Get instant cash flow of **£950** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.8%** 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...



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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Fully-Equipped Kitchen

Factor Fees: £133.00 PM

Ground Rent: £20.00 PM

Lease Length: 131 years

Current Rent: £950

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 178,000.00

25% Deposit	£44,500.00
SDLT Charge	£9,960
Legal Fees	£1,000.00
Total Investment	£55,460.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£950	£1,150
Mortgage Payments on £133,500.00 @ 5%	£556.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£133.00	
Ground Rent	£20.00	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£819.25	£839.25
Monthly Net Income	£130.75	£310.75
Annual Net Income	£1,569.00	£3,729.00
Net Return	2.83%	6.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,429.00**
Adjusted To

Net Return **2.58%**

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

Annual Net Income **£1,299.00**
Adjusted To

Net Return **2.34%**

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 £189,000.



£189,000

1 bedroom apartment for sale

+ Add to report

Bendix Street, Manchester, Greater Manchester, M4

CURRENTLY ADVERTISED

Marketed from 10 Mar 2025 by Fortem Property, London

8% rental yield | Prime location in Manchester | New build with modern finishes | High rental dem...



£185,000

1 bedroom apartment for sale

+ Add to report

Cypress Place, 9 New Century Park, MANCHESTER, M4

CURRENTLY ADVERTISED

Marketed from 14 May 2025 by NEXIS Property, Manchester

WALKING DISTANCE TO N.O.M.A., the largest redevelopment plan in Manchester that will comprise of n...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

1 bedroom apartment

+ Add to report

The Gate Green Quarter

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 16 Aug 2024 (7 days) by Buckley Frayne, Manchester

Stunning New Build Luxury Apartment | Open Plan Reception Room | Sleek High Specification Kitchen...



£1,200 pcm

1 bedroom apartment

+ Add to report

The Gate Green Quarter

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jul 2025 to 11 Aug 2025 (30 days) by Buckley Frayne, Manchester

Stunning New Build Luxury Apartment | Open Plan Reception Room | Sleek High Specification Kitchen...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



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

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