

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Street, Swinton, M27

219694946

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Street, Swinton, M27

Get instant cash flow of **£3,110** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£4,133** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Park Street, Swinton, M27

219694946



Property Key Features

5 Bedrooms

5 Ensuities

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,110

Market Rent: £4,133

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 460,000.00

25% Deposit	£115,000.00
SDLT Charge	£36,000
Legal Fees	£1,000.00
Total Investment	£152,000.00

Projected Investment Return



The monthly rent of this property is currently set at £3,110 per calendar month but the potential market rent is

£ 4,133



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



Returns Based on Rental Income	£3,110	£4,133
Mortgage Payments on £345,000.00 @ 5%	£1,437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£311.00	£413.30
Total Monthly Costs	£1,763.50	£1,865.80
Monthly Net Income	£1,346.50	£2,267.20
Annual Net Income	£16,158.00	£27,206.40
Net Return	10.63%	17.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£18,940.40**
Adjusted To

Net Return **12.46%**

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

Annual Net Income **£20,306.40**
Adjusted To

Net Return **13.36%**

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 £415,000.



£415,000

5 bedroom terraced house for sale

Manchester Road, Swinton, M27

NO LONGER ADVERTISED

Marketed from 16 Jun 2022 to 31 Oct 2022 (137 days) by Briscombe



£400,000

6 bedroom semi-detached house for sale

Manchester Road, Swinton, M27

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Nov 2022 to 14 Jul 2023 (246 days) by Thornley Groves, Monton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,500 based on the analysis carried out by our letting team at **Let Property Management**.



£5,500 pcm

5 bedroom detached house

+ Add to report

Egerton Park, Worsley, Manchester, Greater Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Dec 2023 to 22 Jan 2024 (41 days) by Hunters Worsley, Worsley



£4,950 pcm

5 bedroom property

+ Add to report

Ellesmere Road, Ellesmere Park, M30

NO LONGER ADVERTISED

Marketed from 21 Nov 2024 to 10 Dec 2024 (18 days) by Briscombe, Worsley

Current Tenant Profile



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
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.



 www.letproperty.co.uk

Park Street, Swinton, M27

219694946

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