

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Park Street, Swinton, M27

219694946











## **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



5 Bedrooms

**5 Ensuites** 

**Spacious Lounge** 

Well-Equipped Kitchen

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £3,110

Market Rent: £4,133

# Lounge





# Kitchen



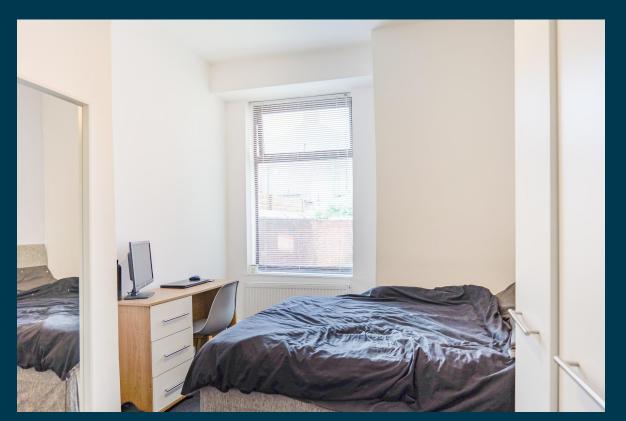




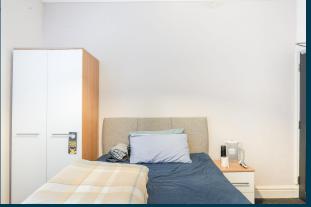


# **Bedrooms**



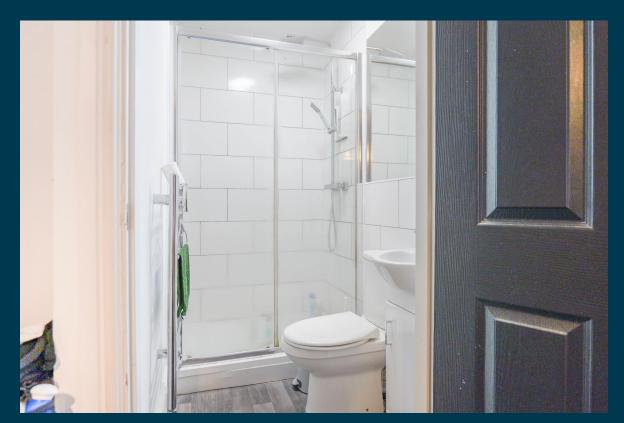






# Bathroom









## **Exterior**









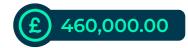
## **Initial Outlay**





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**



25% Deposit **£115,000.00** 

SDLT Charge £36,000

Legal Fees £1,000.00

Total Investment £152,000.00

### **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 £3,110 per calendar month but the potential market rent is



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



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

£400,000

## 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



Current term of tenancy: **Moved** within the last 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** 



Park Street, Swinton, M27



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.