

LET PROPERTY PACK

INVESTMENT INFORMATION

20 Benbow Street, Sale,
M33

219645238

 www.letproperty.co.uk





Property Description

Our latest listing is in 20 Benbow Street, Sale, M33

Get instant cash flow of **£1,100** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£1,261** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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M33

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Property Key Features

2 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: £250 PM

Ground Rent: £20.80 PM

Lease Length: 141 years

Current Rent: £1,100

Market Rent: £1,261

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00

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 £1,100 per calendar month but the potential market rent is

£ 1,261

Returns Based on Rental Income	£1,100	£1,261
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£20.80	
Letting Fees	£110.00	£126.10
Total Monthly Costs	£936.43	£952.53
Monthly Net Income	£163.58	£308.48
Annual Net Income	£1,962.90	£3,701.70
Net Return	3.64%	6.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,179.70**
Adjusted To

Net Return **2.19%**

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

Annual Net Income **£1,356.30**
Adjusted To

Net Return **2.52%**

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 £169,000.



£169,500

2 bedroom flat for sale

+ Add to report

Ashton House, Ashton Lane, Sale, M33

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Oct 2023 to 7 Mar 2024 (145 days) by eXp UK, North West



£165,000

2 bedroom apartment for sale

+ Add to report

School Road, Sale, Greater Manchester, M33

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Aug 2024 to 27 Mar 2025 (230 days) by Reeds Rains, Sale

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

2 bedroom apartment

41 Northenden Road, Sale

CURRENTLY ADVERTISED

LET AGREED

Marketed from 26 Aug 2025 by eXp UK, North West

+ Add to report



£1,500 pcm

2 bedroom apartment

Bridgewater Street, Sale

CURRENTLY ADVERTISED

LET AGREED

Marketed from 19 Aug 2025 by Gascoigne Halman, Sale

+ Add to report

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 in within 2 years**



Payment history: **On time for the 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.



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