

LET PROPERTY PACK

INVESTMENT INFORMATION

Water St, Stockport, SK1
2AJ

221473953

 www.letproperty.co.uk





Property Description

Our latest listing is in Water St, Stockport, SK1 2AJ

This property has a potential to rent for **£909** which would provide the investor a Gross Yield of **5.5%** 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...



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Property Key Features

2 bedroom

1 bathroom

Open-Plan Lounge and Dining

Well Equipped Kitchen

Factor Fees: £202.00 PM

Ground Rent: 250 years

Lease Length: Leasehold

Market Rent: £909

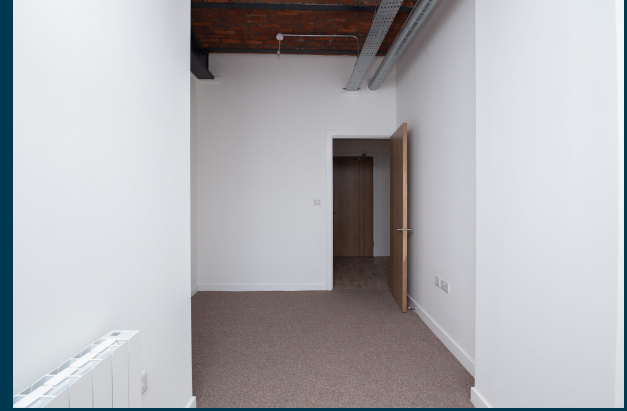
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £199,000.00 and borrowing of £149,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 199,000.00

25% Deposit	£49,750.00
SDLT Charge	£11,430
Legal Fees	£1,000.00
Total Investment	£62,180.00

Projected Investment Return



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



Returns Based on Rental Income	£909
Mortgage Payments on £149,250.00 @ 5%	£621.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£202.00
Ground Rent	250 years
Letting Fees	£90.90
Total Monthly Costs	£929.78
Monthly Net Income	-£20.78
Annual Net Income	-£249.30
Net Return	-0.40%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£2,067.30**
Adjusted To

Net Return **-3.32%**

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

Annual Net Income **-£3,234.30**
Adjusted To

Net Return **-5.20%**

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 £205,500.



£205,500

2 bedroom apartment for sale

Meadow Mill, Water Street, Stockport

NO LONGER ADVERTISED

Marketed from 24 Apr 2024 to 4 Jun 2024 (40 days) by Reside, Stockport

+ Add to report



£200,000

2 bedroom apartment for sale

Meadow Mill, Water Street, Portwood, Stockport, Greater Manchester

CURRENTLY ADVERTISED

Marketed from 24 Sep 2025 by Springbok Properties, Nationwide

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom apartment

Meadow Mill, Stockport

NO LONGER ADVERTISED

Marketed from 3 Sep 2025 to 17 Sep 2025 (13 days) by Orlando Reid, Manchester

+ Add to report



£1,200 pcm

2 bedroom apartment

Meadow Mill, Water Street

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Sep 2024 to 26 Sep 2024 (16 days) by Orlando Reid, Manchester

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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