

LET PROPERTY PACK

INVESTMENT INFORMATION

Buckingham Street,
Stockport, SK2 6PZ

221768474

 www.letproperty.co.uk





Property Description

Our latest listing is in Buckingham Street, Stockport, SK2 6PZ

Get instant cash flow of **£920** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,115** which would provide the investor a Gross Yield of **6.4%** 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...



Buckingham Street,
Stockport, SK2 6PZ

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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £920

Market Rent: £1,115

Lounge



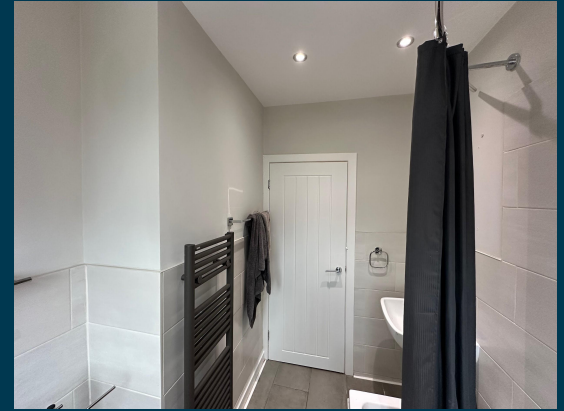
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 210,000.00

25% Deposit	£52,500.00
SDLT Charge	£12,200
Legal Fees	£1,000.00
Total Investment	£65,700.00

Projected Investment Return



The monthly rent of this property is currently set at £920 per calendar month but the potential market rent is

£ 1,115

Returns Based on Rental Income	£920	£1,115
Mortgage Payments on £157,500.00 @ 5%	£656.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£92.00	£111.50
Total Monthly Costs	£763.25	£782.75
Monthly Net Income	£156.75	£332.25
Annual Net Income	£1,881.00	£3,987.00
Net Return	2.86%	6.07%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,757.00**
Adjusted To

Net Return **2.67%**

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

Annual Net Income **£837.00**
Adjusted To

Net Return **1.27%**

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 £205,000.



£205,000

2 bedroom house for sale

Countess Street, Davenport, SK2

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Dec 2023 to 12 Apr 2024 (126 days) by Leighton Snow, Bramhall

+ Add to report



£200,000

2 bedroom house for sale

Winifred Road, Stockport

NO LONGER ADVERTISED

Marketed from 6 Mar 2024 to 6 Jul 2024 (122 days) by Spencer Harvey, Stockport

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom terraced house

Russell Street, Stockport

NO LONGER ADVERTISED

Marketed from 27 Feb 2025 to 11 Mar 2025 (11 days) by Property One, Stockport

+ Add to report



£1,100 pcm

2 bedroom end of terrace house

Winifred Road, Stockport, SK2

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jan 2025 to 10 Feb 2025 (33 days) by Normie Sales & Lettings, North 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: **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.



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