

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Jubilee Avenue, Dukinfield,  
SK16

214792076

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

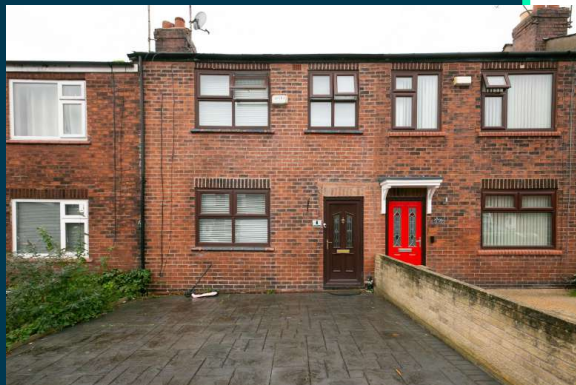
Our latest listing is in Jubilee Avenue, Dukinfield, SK16

Get instant cash flow of **£800** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£981** which would provide the investor a Gross Yield of **6.8%** 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...



Jubilee Avenue,  
Dukinfield, SK16

214792076



## Property Key Features

**3 bedrooms**

**1 bathroom**

**Private indoor space**

**Versatile living areas**

**Factor Fees: TBC**

**Ground Rent: £12.00 PM**

**Lease Length: 908 years**

**Current Rent: £800**

**Market Rent: £981**

# 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



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 981

| Returns Based on Rental Income        | £800      | £981      |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £129,750.00 @ 5% | £540.63   |           |
| Est. Building Cover (Insurance)       | £15.00    |           |
| Approx. Factor Fees                   | TBC       |           |
| Ground Rent                           | £12.00    |           |
| Letting Fees                          | £80.00    | £98.10    |
| Total Monthly Costs                   | £647.63   | £665.73   |
| Monthly Net Income                    | £152.38   | £315.28   |
| Annual Net Income                     | £1,828.50 | £3,783.30 |
| Net Return                            | 3.39%     | 7.02%     |

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      **£1,821.30**  
Adjusted To

Net Return                      **3.38%**

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

Annual Net Income      **£1,332.30**  
Adjusted To

Net Return                      **2.47%**

# 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 £189,950.



£189,950

## 3 bedroom house for sale

+ Add to report

Jubilee Avenue, Dukinfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Dec 2024 to 19 Mar 2025 (98 days) by Home Estate Agents Ltd, Stalybridge



£179,950

## 3 bedroom terraced house for sale

+ Add to report

Jubilee Avenue, Dukinfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Dec 2024 to 23 Jun 2025 (191 days) by Home Estate Agents Ltd, Stalybridge

Three Bedrooms | Cul-De-Sac | Great Home For First Time Buyers / Investors | Driveway | Rear Garden

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 3 bedroom terraced house

+ Add to report

Frederick Street, Ashton-under-Lyne, Greater Manchester, OL6

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Sep 2025 to 8 Sep 2025 (4 days) by Reeds Rains Lettings, Ashton Under Lyne

Three Bed Mid Terrace | Rear Garden | Cockbrook Area | Well Presented



£1,000 pcm

## 3 bedroom terraced house

+ Add to report

Corkland Street, Ashton-under-Lyne, Greater Manchester, OL6

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Mar 2025 to 24 Apr 2025 (49 days) by YOUR MOVE Mary Ashton Lettings, Denton

This is a wonderful opportunity to move into this lovely family home. In brief, the accommodation...

# 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: **3+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for the 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.



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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.



**LETPROPERTY**