

LET PROPERTY PACK

INVESTMENT INFORMATION

Haughton Street, Hyde,
SK14

222396768

 www.letproperty.co.uk





Property Description

Our latest listing is in Houghton Street, Hyde, SK14

Get instant cash flow of **£795** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£995** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Haughton Street, Hyde,
SK14

222396768



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge and Kitchen

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £11.00 pm

Lease Length: 866 years

Current Rent: £795

Market Rent: £995

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 170,000.00

25% Deposit	£42,500.00
SDLT Charge	£9,400
Legal Fees	£1,000.00
Total Investment	£52,900.00

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 £795 per calendar month but the potential market rent is

£ 995

Returns Based on Rental Income	£795	£995
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£11.00	
Letting Fees	£79.50	£99.50
Total Monthly Costs	£636.75	£656.75
Monthly Net Income	£158.25	£338.25
Annual Net Income	£1,899.00	£4,059.00
Net Return	3.59%	7.67%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,069.00**
Adjusted To

Net Return **3.91%**

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

Annual Net Income **£1,641.00**
Adjusted To

Net Return **3.10%**

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 £195,000.



£195,000

2 bedroom mews house for sale

+ Add to report

North Way, Hyde, SK14

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jul 2022 to 10 Oct 2022 (75 days) by Purplebricks, covering Stockport



£145,000

2 bedroom terraced house for sale

+ Add to report

Haughton Street, Hyde, Greater Manchester, SK14

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Mar 2022 to 29 Dec 2022 (274 days) by Taylor & Wood Estate Agents, Hyde

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom mews house

Gower Hey Gardens, SK14 5GD

NO LONGER ADVERTISED

Marketed from 27 Aug 2024 to 1 Oct 2024 (34 days) by Saltsman & co, Droylsden

+ Add to report



£800 pcm

2 bedroom terraced house

Green Street, Hyde, Greater Manchester, SK14

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Mar 2019 to 1 Dec 2023 (1718 days) by Taylor & Wood Estate Agents, Hyde

+ 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**



Current term of tenancy: **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.



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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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