

LET PROPERTY PACK

INVESTMENT INFORMATION

Barlow Street, Manchester,
M26

208826245

 www.letproperty.co.uk





Property Description

Our latest listing is in Barlow Street, Manchester, M26

Get instant cash flow of **£750** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Barlow Street,
Manchester, M26

208826245



Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: £1.50 per year

Lease Length: 999 years

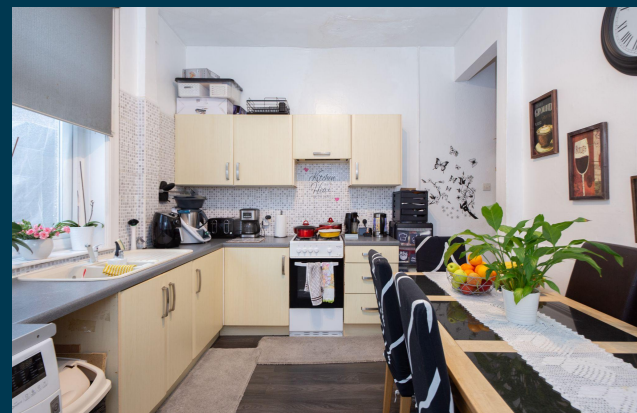
Current Rent: £750

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	£7,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£41,300.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,000



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£750	£1,000
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.50 per year	
Letting Fees	£75.00	£100.00
Total Monthly Costs	£496.38	£521.38
Monthly Net Income	£253.63	£478.63
Annual Net Income	£3,043.50	£5,743.50
Net Return	7.37%	13.91%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,743.50**
Adjusted To

Net Return **9.06%**

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


Annual Net Income **£3,795.00**
Adjusted To

Net Return **9.19%**

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 £150,000.



3 bedroom terraced house for sale

Milltown Street, Radcliffe, Manchester M26 1WD

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 9 May 2024 by Melissa Berry Sales & Lettings, Prestwich

£150,000

Three bedroom mid terrace property close to Radcliffe centre | Large enclosed garden to the rear ...


Sold price history:

Date	Price
23/09/2004	£77,500
24/02/2004	£40,000
09/01/2004	£32,000

[View](#)

[View floor plan](#)

[+ Add to report](#)



2 bedroom terraced house for sale

Seddon Street, Radcliffe, Manchester, M26

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 2 May 2024 by JonSimon Estate Agents, Radcliffe

£150,000

A recently fully modernised pavement fronted mid-terrace located within walking distance of local...

Sold price history:

Date	Price
08/12/2005	£65,000

EPC:

[View](#)


(Approx.) Sqft: **700 sq ft** Price (£) per sqft: **£214.39**

[+ Add to report](#)

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**.



3 bedroom property

Bury Road, Radcliffe, Manchester, M26

NO LONGER ADVERTISED


Marketed from 13 Sep 2022 to 29 Sep 2022 (15 days) by JonSimon Estate Agents, Radcliffe

Spacious 3 bedroom semi-detached house available immediately! The ground floor of this freshly-dec...

🔍 EPC: [View](#)

(Approx.) Sqft: **936 sq ft** Price (£) per sqft: **£1.07**

[+ Add to report](#)



4 bedroom mews house

Merebrook Close, Radcliffe, Manchester

NO LONGER ADVERTISED

Marketed from 8 Mar 2022 to 10 Mar 2022 (2 days) by Pearson Ferrier, Cheetham Hill

*** 4 BEDROOM HOUSE TO LET *** Pearson Ferrier are very pleased to offer this very well maintaine...

🔍 Sold price history: [View](#)

18/11/2004	£164,850
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🔍 EPC: [View](#)






(Approx.) Sqft: **861 sq ft** Price (£) per sqft: **£1.16**

[+ Add to report](#)

Current Tenant Profile



As this property is currently tenanted, 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: **5 years +**
-  Payment history: **Yes**

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.



Barlow Street, Manchester, M26

PROPERTY ID: 12345678

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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