

LET PROPERTY PACK

INVESTMENT INFORMATION

Jackson Street,
Manchester, M35

224172339

 www.letproperty.co.uk





Property Description

Our latest listing is in Jackson Street, Manchester, M35

Get instant cash flow of **£1,050** per calendar month with a **6.0%** Gross Yield for investors.

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...



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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: TBC

Ground Rent: £0.83

Lease Length: 907 years

Current Rent: £1,050

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit	£48,750.00
SDLT Charge	£11,150
Legal Fees	£1,000.00
Total Investment	£60,900.00

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 £1,050 per calendar month.

Returns Based on Rental Income	£1,050
Mortgage Payments on £146,250.00 @ 5%	£609.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£0.83
Letting Fees	£105.00
Total Monthly Costs	£730.21
Monthly Net Income	£319.80
Annual Net Income	£3,837.54
Net Return	6.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,737.54**
Adjusted To

Net Return **2.85%**

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

Annual Net Income **£922.50**
Adjusted To

Net Return **1.51%**

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 £200,000.



£200,000

3 bedroom end of terrace house for sale

+ Add to r

Hulton Street, Failsworth, Manchester, Greater Manchester, M35

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 May 2023 to 19 Dec 2023 (213 days) by Ryder & Dutton, Chadderton



£195,000

3 bedroom terraced house for sale

+ Add to r

Poplar Street, Manchester, M35

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Apr 2025 to 21 Jul 2025 (102 days) by Purplebricks, covering Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom end of terrace house

Victoria Street, Failsworth, Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jun 2024 to 19 Aug 2024 (62 days) by COUSINS ESTATE AGENTS, Failsworth

+ Add to report



£1,050 pcm

3 bedroom end of terrace house

Brookdale Street, Failsworth, M35

NO LONGER ADVERTISED

Marketed from 5 Jul 2024 to 2 Sep 2024 (58 days) by Belvoir, Bury

+ 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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