TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Herristone Road
Manchester M8 4PL



230027761

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Herristone Road Manchester M8 4PL

Rent currently agreed with tenant of **£875** per calendar month which calculates to a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



Herristone Road
Manchester M8 4PL

230027761

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Spacious Lounge

Factor Fees: In Legal Pack

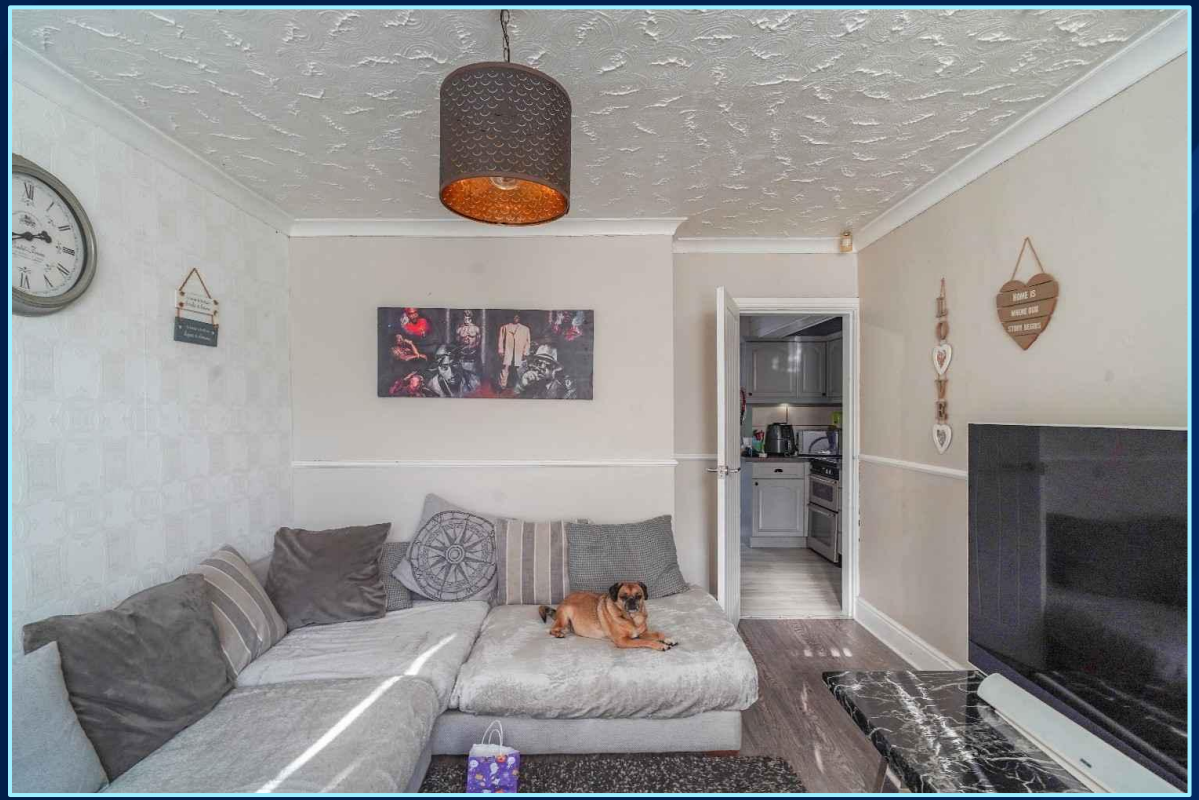
Ground Rent: In Legal Pack

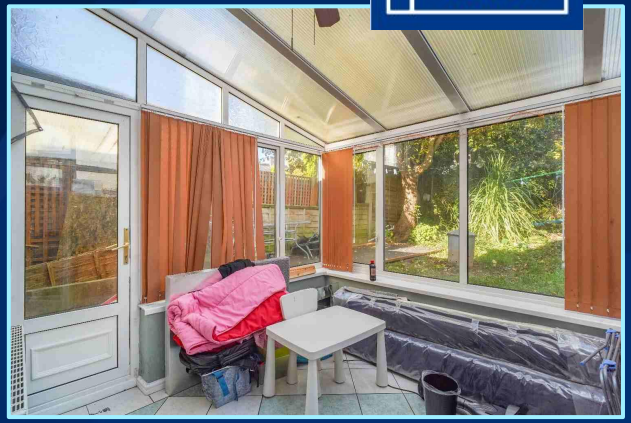
Lease Length: In Legal Pack

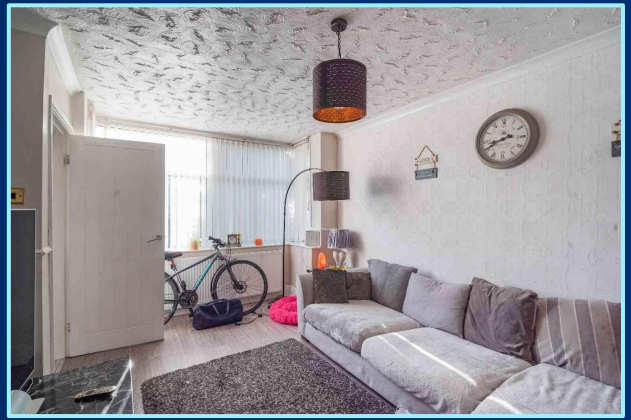
Current Rent: £875

Market Rent: £1,150

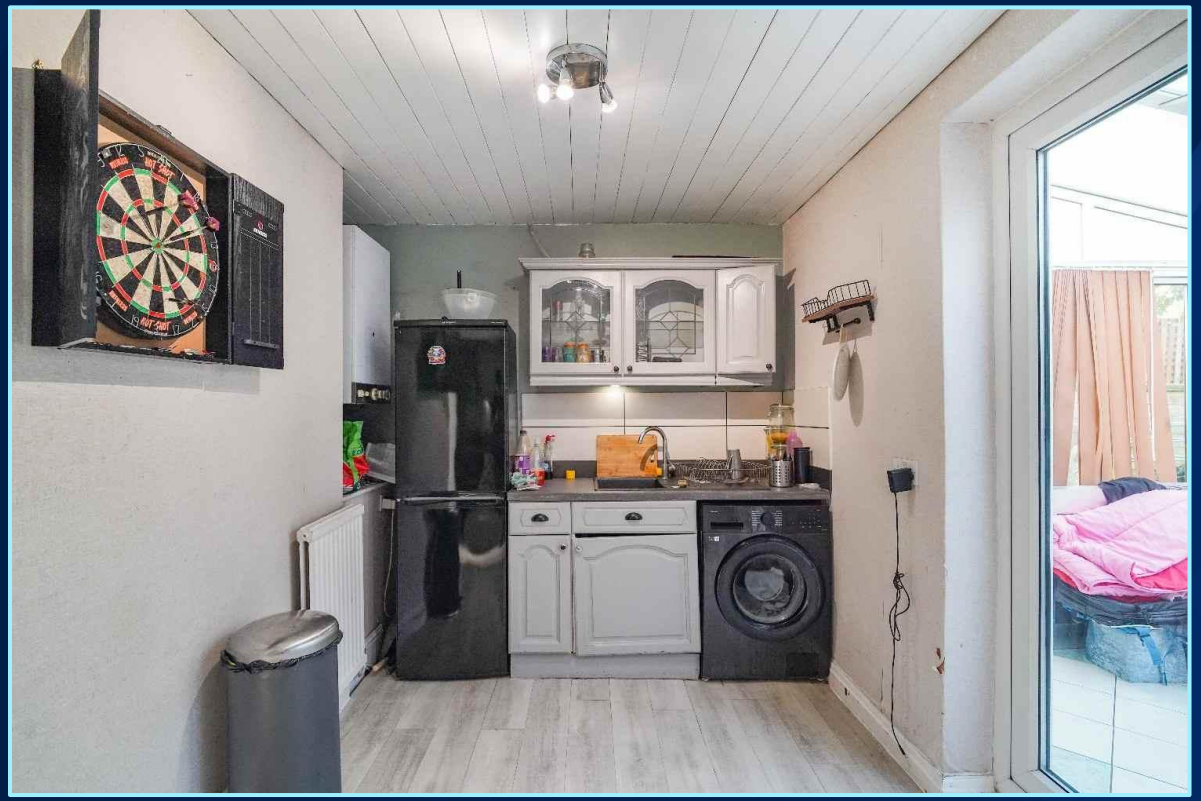
Lounge

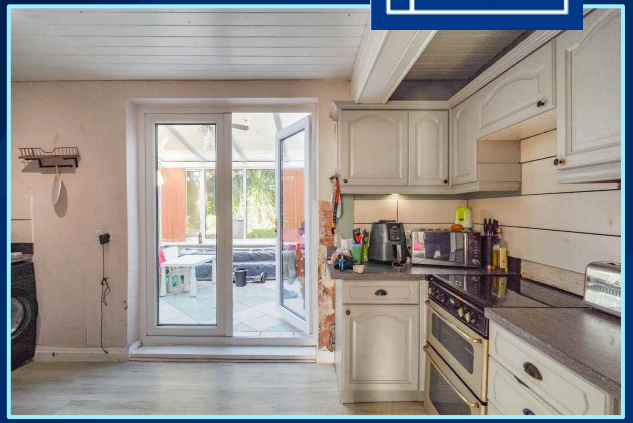


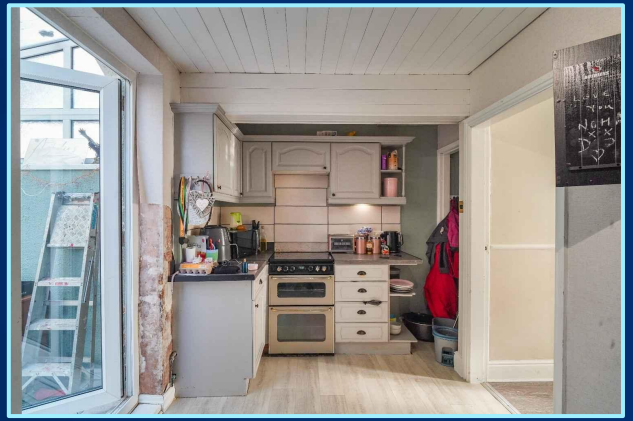




Kitchen







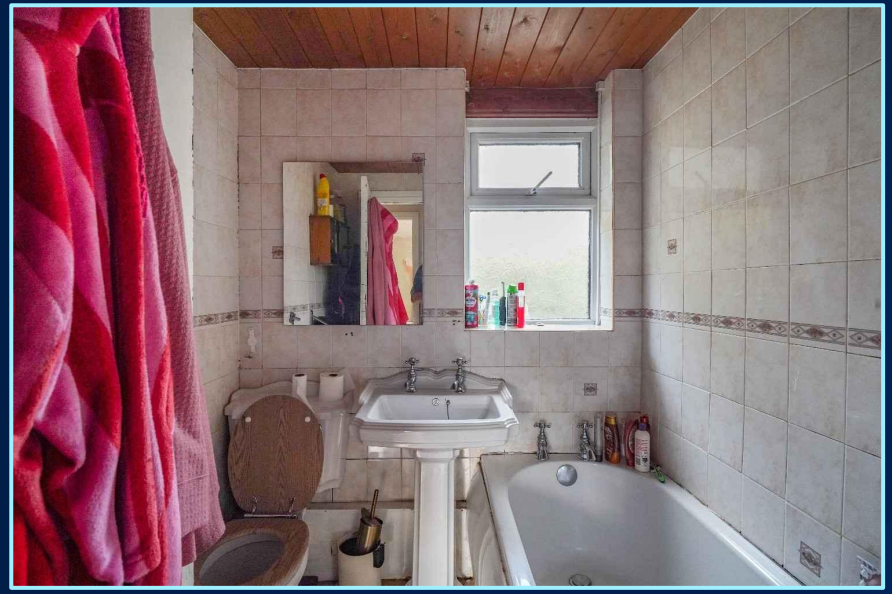
Bedrooms







Bathroom





Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£187,000

10% Deposit (£5,000 Minimum)	**£18,700**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£24,700**
Purchase Balance	**£168,300**
SDLT Charge	**£10,590**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£179,890**

Your total all in costs would be ~£179,890 after taxes and fees based on a purchase price of £187,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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

2 bedroom terraced house for sale

+ Add to report

Chudleigh Road, Crumpsall, Manchester, M8

NO LONGER ADVERTISED SOLD STC

Marketed from 2 Jun 2025 to 27 Nov 2025 (178 days) by Ryder & Dutton, Middleton



£195,000

2 bedroom terraced house for sale

+ Add to report

Brynorme Road, MANCHESTER, Lancashire, M8

CURRENTLY ADVERTISED

Marketed from 24 Jul 2026 by Bridgfords, Manchester

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our lettings team.



2 bedroom semi-detached house

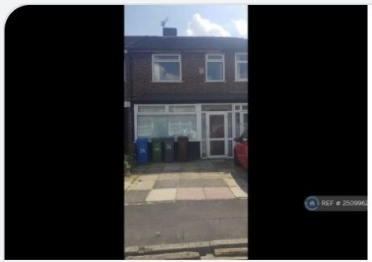
+ Add to report

Atherstone Avenue, Manchester

NO LONGER ADVERTISED

Marketed from 5 Mar 2026 to 5 Mar 2026 by Grovewell, Manchester

£1,250 pcm



2 bedroom semi-detached house

+ Add to report

Stanhorne Avenue, Manchester, M8

NO LONGER ADVERTISED

Marketed from 6 Jun 2025 to 18 Jun 2025 (11 days) by OpenRent, London

£1,180 pcm

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PROPERTY ID: 230027761

Interested in this **property investment?**

Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.