

LET PROPERTY PACK

INVESTMENT INFORMATION

Blantyre Street,
Manchester, M15

229635244

 www.letproperty.co.uk





Property Description

Our latest listing is in Blantyre Street, Manchester, M15

Get instant cash flow of **£900** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£998** which would provide the investor a Gross Yield of **8.1%** 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...



Blantyre Street,
Manchester, M15

229635244



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £158.33 pm

Ground Rent: £20.83 pm

Lease Length: 124 years

Current Rent: £900

Market Rent: £998

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 147,000.

ASSUMED PURCHASE PRICE

£ 147,000.00

SDLT Charge **£7,790**

Legal Fees **£1,000**

Total Investment **£155,790**

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 998



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£900	£998
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£158.33	
Ground Rent	£20.83	
Letting Fees	£90.00	£99.80
Total Monthly Costs	£284.16	£293.96
Monthly Net Income	£615.84	£704.04
Annual Net Income	£7,390.08	£8,448.48
Net Return	4.74%	5.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,452**
Adjusted To

Net Return **4.14%**

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 £140,000.



£140,000

1 bedroom apartment for sale

Blantyre Street, Manchester

CURRENTLY ADVERTISED

SOLD STC

Marketed from 8 Jul 2025 by Stevenson Whyte, Manchester



£135,000

1 bedroom apartment for sale

Moho, 42 Ellesmere Street, Manchester, M15 4FY

NO LONGER ADVERTISED

Marketed from 13 Aug 2019 to 9 Mar 2020 (208 days) by Hunters, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property Management**.



£1,700 pcm

1 bedroom apartment

+ Add to report

The Blade, M15

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2026 to 21 Sep 2026 (51 days) by Settio Property Experience Ltd, Manchester



£1,700 pcm

1 bedroom apartment

The Residences, West Tower, Deansgate Square, M15

NO LONGER ADVERTISED

Marketed from 25 Sep 2026 to 26 Sep 2026 by Home Made, London

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



www.letproperty.co.uk

Blantyre Street, Manchester, M15

PROPERTY ID: 229635244

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