

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Manchester Road, Bury,  
BL9

226742786

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Manchester Road, Bury, BL9

Get instant cash flow of **£895** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,077** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious rooms**

**Close proximity to valuable amenities**

**Factor Fees: £0.00 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £895**

**Market Rent: £1,077**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £218,500.00 and borrowing of £163,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 218,500.00

25% Deposit	£54,625.00
SDLT Charge	£12,795
Legal Fees	£1,000.00
Total Investment	£68,420.00

# 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 £895 per calendar month but the potential market rent is

£ 1,077

Returns Based on Rental Income	£895	£1,077
Mortgage Payments on £163,875.00 @ 5%	£682.81	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£89.50	£107.70
<b>Total Monthly Costs</b>	<b>£787.31</b>	<b>£805.51</b>
<b>Monthly Net Income</b>	<b>£107.69</b>	<b>£271.49</b>
<b>Annual Net Income</b>	<b>£1,292.25</b>	<b>£3,257.85</b>
<b>Net Return</b>	<b>1.89%</b>	<b>4.76%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,103.85**  
Adjusted To

Net Return                      **1.61%**

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

Annual Net Income      **-£19.65**  
Adjusted To

Net Return                      **-0.03%**

# 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.



## 2 bedroom end of terrace house for sale

+ Add to

Manchester Road, Bury, Greater Manchester, BL9

**CURRENTLY ADVERTISED**

Marketed from 9 Feb 2026 by Entwistle Green, Bury



## 2 bedroom terraced house for sale

+ Add to report

Manchester Road, Bury

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 23 Dec 2020 to 18 Jun 2021 (177 days) by Cardwells Sales, Lettings, Management & Commercial, Bury

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

**3 bedroom semi-detached house**

+ Add to report

Colinwood Close, Bury, BL9

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Nov 2025 to 19 Jan 2026 (66 days) by Normie Sales & Lettings, North Manchester



£1,100 pcm

**2 bedroom cottage**

+ Add to report

Manchester Rd

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jan 2024 to 27 Jan 2024 (24 days) by Pearson Ferrier, Bury


# 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.



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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.



**LETPROPERTY**