

LET PROPERTY PACK

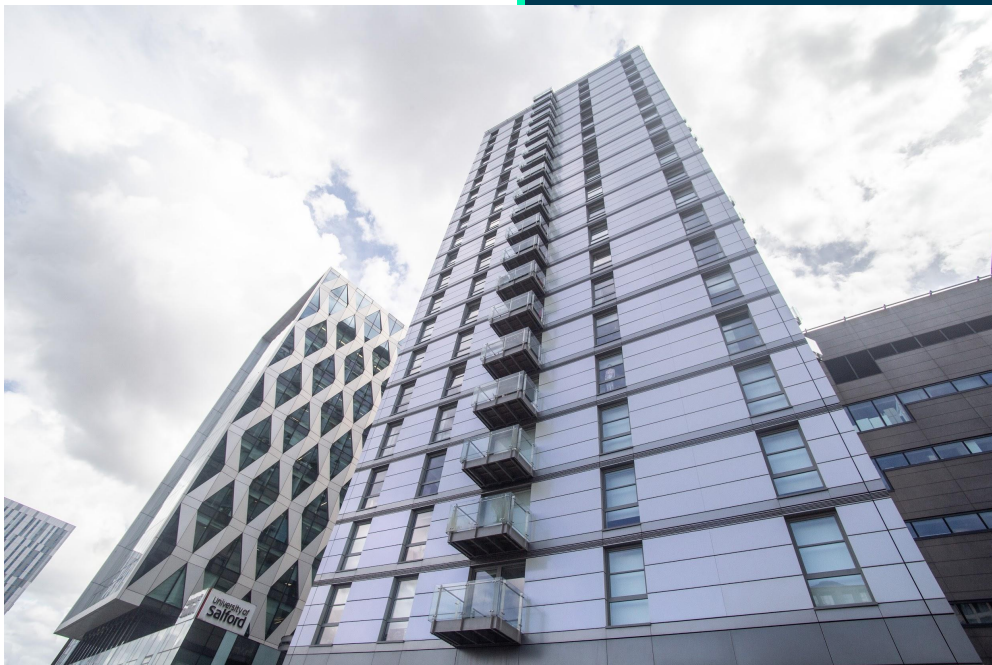
INVESTMENT INFORMATION

Pink, Media City, M50

227090752

 www.letproperty.co.uk





Property Description

Our latest listing is in Pink, Media City, M50 2BB

Get instant cash flow of **£900** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£925** which would provide the investor a Gross Yield of **8.4%** 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...



Pink, Media City, M50

227090752



Property Key Features

Studio Flat

1 Bathroom

Modern fitted kitchen

Close proximity to valuable amenities

Factor Fees: £172.21 pm

Ground Rent: £27.23 pm

Lease Length: 234 years

Current Rent: £900

Market Rent: £925

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,250.00 and borrowing of £99,187.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,250.00

25% Deposit	£33,062.50
SDLT Charge	£6,758
Legal Fees	£1,000.00
Total Investment	£40,820.00

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 £900 per calendar month but the potential market rent is

£ 925

Returns Based on Rental Income	£900	£925
Mortgage Payments on £99,187.50 @ 5%	£413.28	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£172.21	
Ground Rent	£27.23	
Letting Fees	£90.00	£92.50
Total Monthly Costs	£717.72	£720.22
Monthly Net Income	£182.28	£204.78
Annual Net Income	£2,187.35	£2,457.35
Net Return	5.36%	6.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£607.34**
Adjusted To

Net Return **1.49%**

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

Annual Net Income **£800.35**
Adjusted To

Net Return **1.96%**

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 £125,000.



£125,000

1 bedroom apartment for sale

+ Add to report

Dalton Street, Manchester, M40

NO LONGER ADVERTISED

Marketed from 3 Oct 2025 to 16 Jan 2026 (104 days) by Reeds Rains, Manchester



£120,000

Studio apartment for sale

- Remove

Blue Media City UK M50

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Feb 2025 to 30 Oct 2025 (267 days) by Kingsdene Ltd, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,110 based on the analysis carried out by our letting team at **Let Property Management**.



£1,110 pcm

1 bedroom house

Lightbox, Blue, Media City

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jul 2024 to 3 Sep 2024 (34 days) by AIHOMES LIMITED, Manchester

+ Add to report



£1,100 pcm

1 bedroom house

547865LB, Blue, Media City, Manchester

CURRENTLY ADVERTISED

Marketed from 16 Jun 2026 by AIHOMES LIMITED, Manchester

+ 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**

 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.



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