

LET PROPERTY PACK

INVESTMENT INFORMATION

Westen Street,
Manchester, M18

228465060

 www.letproperty.co.uk





Property Description

Our latest listing is in Westen Street, Manchester, M18

Get instant cash flow of **£795** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£873** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Westen Street,
Manchester, M18

228465060



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £795

Market Rent: £873

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 147,000.00

25% Deposit	£36,750.00
ADS @ 8%	£11,760.00
LBTT Charge	£40
Legal Fees	£1,000.00
Total Investment	£49,550.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 873

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£795	£873
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£79.50	£87.30
Total Monthly Costs	£553.88	£561.68
Monthly Net Income	£241.13	£311.33
Annual Net Income	£2,893.50	£3,735.90
Net Return	5.84%	7.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,989.90**
Adjusted To

Net Return **4.02%**

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

Annual Net Income **£1,530.90**
Adjusted To

Net Return **3.09%**

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 £160,000.



£160,000

2 bedroom semi-detached house for sale

+ Add to report

Ernocroft Grove, Gorton

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Nov 2022 to 28 Jun 2023 (235 days) by Edward Mellor Ltd, Gorton



£150,000

2 bedroom terraced house for sale

+ Add to report

Carfax Street, Manchester, Greater Manchester, M18

CURRENTLY ADVERTISED

SOLD STC

Marketed from 22 Jun 2026 by Reeds Rains, Reddish

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom terraced house

+ Add to report

Walnut Street, Gorton, Manchester, M18

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Nov 2024 to 10 Jan 2025 (42 days) by Peter Anthony, Manchester



£895 pcm

2 bedroom semi-detached house

+ Add to report

Longford Street, Manchester, M18

NO LONGER ADVERTISED

Marketed from 19 Jan 2023 to 1 Mar 2023 (41 days) by Madina Property, Manchester

Current Tenant Profile



As this property is currently tenanted, 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: **7 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.



Westen Street, Manchester, M18

PROPERTY ID: 228465060

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