

LET PROPERTY PACK

INVESTMENT INFORMATION

Ben Brierley Wharf,
Manchester, M35

220544763

 www.letproperty.co.uk





Property Description

Our latest listing is in Ben Brierley Wharf, Manchester, M35

Get instant cash flow of **£950** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£1,513** which would provide the investor a Gross Yield of **12.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge and Kitchen

Good Condition

Factor Fees: £150.00 PM

Ground Rent: £7.00 PM

Lease Length: 105 years

Current Rent: £950

Market Rent: £1,513

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit £36,250.00

SDLT Charge £7,650

Legal Fees £1,000.00

Total Investment £44,900.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,513



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



Returns Based on Rental Income	£950	£1,513
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£7.00	
Letting Fees	£95.00	£151.30
Total Monthly Costs	£720.13	£776.43
Monthly Net Income	£229.88	£736.58
Annual Net Income	£2,758.50	£8,838.90
Net Return	6.14%	19.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,812.90**
Adjusted To

Net Return **12.95%**

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

Annual Net Income **£6,747.90**
Adjusted To

Net Return **15.03%**

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 £136,000.



£136,000

2 bedroom apartment for sale

[+ Add to report](#)

Ben Brierley Wharf, Failsworth, Manchester

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Mar 2022 to 22 Sep 2022 (195 days) by Kirkham Property, Chadderton



£125,000

2 bedroom flat for sale

[+ Add to report](#)

Ben Brierley Wharf, Failsworth

NO LONGER ADVERTISED

Marketed from 11 Feb 2022 to 24 Nov 2022 (285 days) by Mcdermott & Co Property Agents, Failsworth

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

2 bedroom apartment

Dutton Street, Manchester, M3

NO LONGER ADVERTISED

Marketed from 12 Feb 2026 to 24 Mar 2026 (40 days) by North Property Group, Manchester

+ Add to report



£1,600 pcm

2 bedroom terraced house

Warden Street, Manchester, M40

NO LONGER ADVERTISED

Marketed from 9 Jul 2025 to 11 Jul 2025 (2 days) by OpenRent, London

+ 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**



Current term of tenancy: **5 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.



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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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