

LET PROPERTY PACK

INVESTMENT INFORMATION

Roberts House, 80
Manchester Road,
Altrincham, WA14

225781012

 www.letproperty.co.uk





Property Description

Our latest listing is in Roberts House, 80 Manchester Road, Altrincham, WA14

Get instant cash flow of **£900** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.9%** 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

1 Bedroom

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £157.00 PM

Ground Rent: £45.00 PM

Lease Length: 115 Years

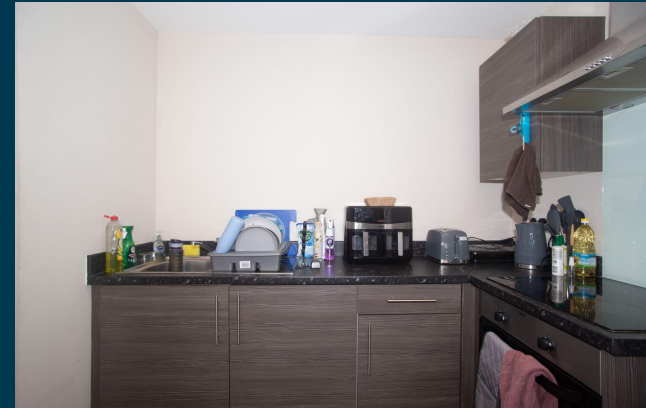
Current Rent: £900

Market Rent: £950

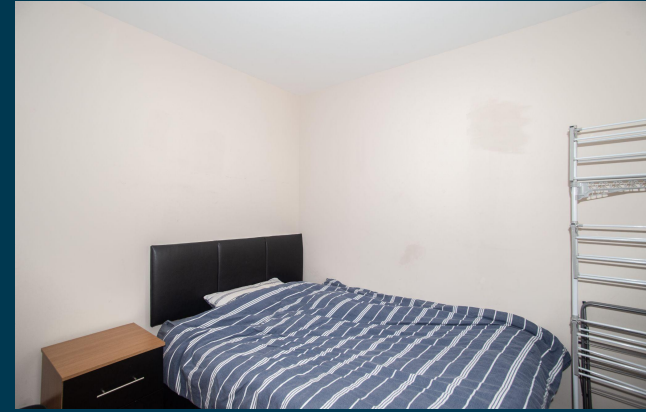
Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 115,000

SDLT Charge £5,750

Legal Fees £1,000

Total Investment £121,750

Projected Investment Return



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

£ 950

Returns Based on Rental Income	£900	£950
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£157.00	
Ground Rent	£45.00	
Letting Fees	£90.00	£95.00
Total Monthly Costs	£307.00	£312.00
Monthly Net Income	£593.00	£638.00
Annual Net Income	£7,116.00	£7,656.00
Net Return	5.84%	6.29%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£5,756**
Adjusted To

Net Return **4.73%**

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

1 bedroom apartment for sale

Woodfield Road, Altrincham

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Mar 2025 to 12 Aug 2026 (505 days) by Watersons, Hale

+ Add to report



£150,000

1 bedroom apartment for sale

Budenberg, Woodfield Road, Altrincham

CURRENTLY ADVERTISED

Marketed from 11 Feb 2026 by Watersons, Hale

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

1 bedroom flat

Barrington Road, Altrincham, WA14

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 May 2026 to 11 Jun 2026 (37 days) by Thornley Groves, Altrincham and Hale

+ Add to report



£1,100 pcm

1 bedroom apartment

Budenberg, Woodfield Road, Altrincham

NO LONGER ADVERTISED

Marketed from 16 Jul 2026 to 29 Jul 2026 (13 days) by Bridgfords Lettings, Altrincham

+ 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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Altrincham, WA14

PROPERTY ID: 12345678



www.letproperty.co.uk

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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