

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Urmston Lane, Stretford,  
M32

224685546

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





## Property Description

Our latest listing is in Urmston Lane, Stretford, M32

Get instant cash flow of **£673** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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 bedroom**

**1 bathroom**

**Spacious Room**

**Easy Access to Local Amenities**

**Factor Fees: £100 pm**

**Ground Rent: £0.90 pm**

**Lease Length: 957 years**

**Current Rent: £673**

**Market Rent: £900**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 126,000.00**

25% Deposit	<b>£31,500.00</b>
SDLT Charge	<b>£6,320</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£38,820.00</b>

# 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 £673 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£673	£900
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£0.90	
Letting Fees	£67.30	£90.00
<b>Total Monthly Costs</b>	<b>£576.95</b>	<b>£599.65</b>
<b>Monthly Net Income</b>	<b>£96.05</b>	<b>£300.35</b>
<b>Annual Net Income</b>	<b>£1,152.60</b>	<b>£3,604.20</b>
<b>Net Return</b>	<b>2.97%</b>	<b>9.28%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,804.20**  
Adjusted To

Net Return                      **4.65%**

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

Annual Net Income      **£1,725.00**  
Adjusted To

Net Return                      **4.44%**

# 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 flat for sale

Urmston Lane, Stretford, M3 2

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Nov 2025 to 11 Nov 2025 (5 days) by Trading Places, Stretford

+ Add to report



£155,000

## 2 bedroom flat for sale

Manor Court, Urmston Lane, M32 9DE

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Sep 2025 to 31 Oct 2025 (56 days) by Trading Places, Stretford

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 2 bedroom flat

Manor Court, Urmston Lane, M32 9DE

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jun 2025 to 15 Jul 2025 (17 days) by Trading Places, Stretford

+ Add to report



£995 pcm

## 2 bedroom apartment

Urmston Lane, Stretford

NO LONGER ADVERTISED

LET AGREED






Marketed from 6 Jun 2025 to 21 Jul 2025 (44 days) by Martin & Co, Chorlton

+ 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: **5 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**