

LET PROPERTY PACK

INVESTMENT INFORMATION

Bridgewater Street,
Manchester, M38

226509797

 www.letproperty.co.uk





Property Description

Our latest listing is in Bridgewater Street, Manchester, M38

Get instant cash flow of **£600** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£873** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £0.00

Ground Rent: £0.25 PM

Lease Length: 939 years

Current Rent: £600

Market Rent: £873

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 873



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



Returns Based on Rental Income	£600	£873
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.25	
Letting Fees	£60.00	£87.30
Total Monthly Costs	£487.75	£515.05
Monthly Net Income	£112.25	£357.95
Annual Net Income	£1,347.00	£4,295.40
Net Return	3.31%	10.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,549.40**
Adjusted To

Net Return **6.26%**

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

Annual Net Income **£2,318.40**
Adjusted To

Net Return **5.69%**

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 £185,000.



£185,000

2 bedroom end of terrace house for sale

+ Add to report

Hilton Lane, Worsley, Manchester

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Sep 2025 to 19 Mar 2026 (173 days) by Sell Well, Worsley



£180,000

2 bedroom end of terrace house for sale

+ Add to report

Graymar Road, Little Hulton, Manchester, M38

NO LONGER ADVERTISED

Marketed from 27 Jan 2025 to 28 Jan 2025 by Your Move, Walkden

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom terraced house

+ Add to report

Manchester Road East, Little Hulton, Salford, M38

NO LONGER ADVERTISED

Marketed from 17 Mar 2026 to 10 Apr 2026 (23 days) by Greenco, Salford



£875 pcm

2 bedroom flat

+ Add to report

Manchester Road East, Little Hulton, M38

NO LONGER ADVERTISED LET AGREED

Marketed from 24 Nov 2025 to 21 Jan 2026 (58 days) by Thornley Groves, Monton

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: **12 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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