

LET PROPERTY PACK

INVESTMENT INFORMATION

Castle Street, Stalybridge,
SK15

221385889

 www.letproperty.co.uk





Property Description

Our latest listing is in Castle Street, Stalybridge, SK15

Get instant cash flow of **£765** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£803** which would provide the investor a Gross Yield of **7.4%** 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...



Castle Street, Stalybridge,
SK15

221385889



Property Key Features

1 Bedroom

1 Bathroom

Open Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: £250.00 PM

Ground Rent: £16.42 PM

Lease Length: 132 years

Current Rent: £765

Market Rent: £803

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 130,000

SDLT Charge	£6,600
Legal Fees	£1,000
Total Investment	£137,600

Projected Investment Return



The monthly rent of this property is currently set at £765 per calendar month but the potential market rent is

£ 803



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



Returns Based on Rental Income	£765	£803
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£16.42	
Letting Fees	£76.50	£80.30
Total Monthly Costs	£357.92	£361.72
Monthly Net Income	£407.08	£441.28
Annual Net Income	£4,884.96	£5,295.36
Net Return	3.55%	3.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,689**
Adjusted To



Net Return **2.68%**



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 £135,000.

 <p>£135,000</p>	<p>1 bedroom apartment for sale</p> <p>Castle Street, Stalybridge</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 26 Mar 2026 by Home Estate Agents Ltd, Stalybridge</p> <p>+ Add to report</p>
 <p>£125,000</p>	<p>1 bedroom apartment for sale</p> <p>Castle Street, Stalybridge</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 4 Mar 2025 to 25 Jul 2025 (143 days) by Home Estate Agents Ltd, Stalybridge</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

1 bedroom apartment

+ Add to report

303 Pattern House Castle Street, Stalybridge, Greater Manchester, SK15

NO LONGER ADVERTISED

Marketed from 15 Apr 2014 to 17 Dec 2025 (4263 days) by URBAN SPLASH MANAGEMENT LIMITED, Manchester



£825 pcm

1 bedroom duplex

+ Add to report

505 Pattern House, Longlands Castle Street, Stalybridge, Greater Manchester, SK15 1NX

NO LONGER ADVERTISED

Marketed from 11 Jul 2012 to 14 Aug 2025 (4782 days) by URBAN SPLASH MANAGEMENT LIMITED, Manchester

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: **4 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.



 www.letproperty.co.uk

Castle Street, Stalybridge, SK15

PROPERTY ID: 12345678

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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