

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Meadow Mill, Stockport,  
SK1

221473963

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





## Property Description

Our latest listing is in Meadow Mill, Stockport, SK1

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.2%** 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...**



LET PROPERTY



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## Property Key Features

1 Bedroom

1 Bathroom

Open-Plan Lounge and Dining

Well Equipped Kitchen

Factor Fees: £147.50 PM

Ground Rent: TBC

Lease Length: 250 years

Market Rent: £900

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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



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



Returns Based on Rental Income	£900
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£147.50
Ground Rent	TBC
Letting Fees	£90.00
<b>Total Monthly Costs</b>	<b>£665.00</b>
<b>Monthly Net Income</b>	<b>£235.00</b>
<b>Annual Net Income</b>	<b>£2,820.00</b>
<b>Net Return</b>	<b>6.92%</b>

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£1,020.00</b>
Adjusted To	
Net Return	<b>2.50%</b>

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

Annual Net Income	<b>£840.00</b>
Adjusted To	
Net Return	<b>2.06%</b>

# 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 £129,500.



£129,500

## 1 bedroom apartment for sale

Meadow Mill, Stockport

+ Add to report

NO LONGER ADVERTISED

Marketed from 2 Aug 2024 to 6 Aug 2024 (4 days) by Orlando Reid, Manchester



£129,500

## 1 bedroom apartment for sale

Meadow Mill, Stockport

+ Add to report

NO LONGER ADVERTISED SOLD STC

Marketed from 6 Sep 2024 to 15 Nov 2024 (69 days) by Orlando Reid, Manchester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 1 bedroom flat

+ Add to report

Meadow Mill, Water Street, Stockport

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2024 to 31 Jul 2024 (28 days) by Orlando Reid, Manchester



£950 pcm

## 1 bedroom apartment

+ Add to report

Meadow Mill, Water Street, Stockport

NO LONGER ADVERTISED

Marketed from 15 Sep 2025 to 17 Sep 2025 (2 days) by Orlando Reid, Manchester



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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.



**LET PROPERTY**