

LET PROPERTY PACK

INVESTMENT INFORMATION

Carmel Court, Holland
Road, Manchester, M8

229053802

 www.letproperty.co.uk





Property Description

Our latest listing is in Carmel Court, Holland Road, Manchester, M8

Get instant cash flow of **£700.00** per calendar month with a **18.7%** Gross Yield for investors.

This property has a potential to rent for **£900.00** which would provide the investor a Gross Yield of **24.0%** 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...



Carmel Court, Holland
Road, Manchester, M8

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Property Key Features

1 Bedroom

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £273.00 PM

Ground Rent: £36.70 PM

Lease Length: 239 Years

Current Rent: £700.00 PM

Market Rent: £900.00 PM

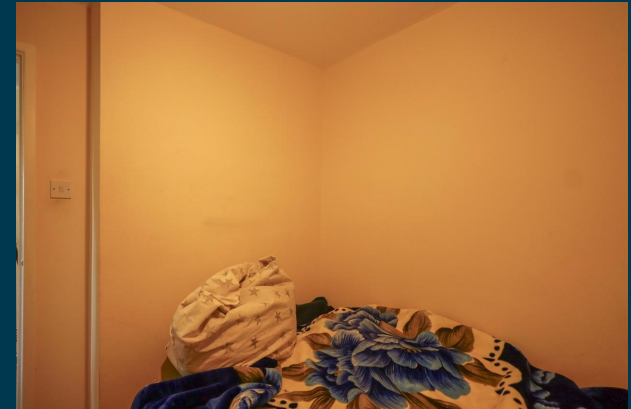
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 45,000.

ASSUMED PURCHASE PRICE

£ 45,000

SDLT Charge £2,250

Legal Fees £1,000

Total Investment £48,250

Projected Investment Return



The monthly rent of this property is currently set at £700.00 per calendar month but the potential market rent is

£ 900.00



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



Returns Based on Rental Income	£700.00	£900.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£273.00	
Ground Rent	£36.70	
Letting Fees	£70.00	£90.00
Total Monthly Costs	£394.70	£414.70
Monthly Net Income	£305.30	£485.30
Annual Net Income	£3,663.60	£5,823.60
Net Return	7.59%	12.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,024**
Adjusted To

Net Return **8.34%**

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 £50,000.



1 bedroom flat for sale

Carmel Court, Holland Road, Manchester, M8

NO LONGER ADVERTISED **SOLD STC**

Marketed from 3 Mar 2022 to 20 May 2025 (1173 days) by The Property Man, Sale

£50,000

+ Add to report



1 bedroom flat for sale

Flat 44 Carmel Court, 14 Holland Road, Manchester, Lancashire, M8 4NP

NO LONGER ADVERTISED

Marketed from 1 Apr 2026 to 30 Apr 2026 (28 days) by Auction House London, Hampstead

£50,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

1 bedroom flat

Polygon Road, Crumpsall, M8

NO LONGER ADVERTISED

Marketed from 15 Jun 2026 to 29 Jul 2026 (43 days) by OpenRent, London

+ Add to rep



£900 pcm

1 bedroom flat

Hazelwood, Manchester, M8

NO LONGER ADVERTISED

Marketed from 10 Jun 2026 to 13 Oct 2026 (124 days) by OpenRent, London

+ Add to repor

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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M8

PROPERTY ID: 229053802

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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