

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Brooklands Road,  
Manchester, M23

204142740

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





## Property Description

Our latest listing is in Brooklands Road, Manchester, M23

This property has a potential to rent for **£6,384** which would provide the investor a Gross Yield of **8.3%** 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...**



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## Property Key Features

**5 Bedrooms**

**2 Bathrooms**

**Spacious Lounge**

**Well-Equipped Kitchen**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Market Rent: £6,384**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £920,000.00 and borrowing of £690,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 920,000.00

25% Deposit	£230,000.00
SDLT Charge	£82,000
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£313,000.00</b>

# Projected Investment Return



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



<b>Returns Based on Rental Income</b>	<b>£6,384</b>
Mortgage Payments on £690,000.00 @ 5%	<b>£2,875.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£638.40</b>
<b>Total Monthly Costs</b>	<b>£3,528.40</b>
<b>Monthly Net Income</b>	<b>£2,855.60</b>
<b>Annual Net Income</b>	<b>£34,267.20</b>
<b>Net Return</b>	<b>10.95%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£21,499.20**  
Adjusted To

Net Return                      **6.87%**

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

Annual Net Income      **£20,467.20**  
Adjusted To

Net Return                      **6.54%**

# 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 £1,300,000.00.



### 6 bedroom detached house for sale

Brooklands Road, Manchester

**NO LONGER ADVERTISED**

Marketed from 10 Aug 2023 to 31 Jul 2024 (356 days) by Watkinson, Sale

Six Bedroomed Detached [4500 sqft] 0.163 Acre Mature Garden Plot [Large Driveway with Electric...

**£1,285,000**



[View floor plans](#)

Sold price history:	<a href="#">View</a>
29/06/2018	£515,000

EPC:	<a href="#">View</a>
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(Approx.) Sqft: **1,507 sq ft** Price (£) per sqft: **£852.72**

[+ Add to report](#)



### 6 bedroom detached house for sale

Brooklands Road, Sale, M23

**NO LONGER ADVERTISED**

Marketed from 5 Jun 2023 to 6 Jul 2023 (31 days) by Crests Estates, Covering London

Newly Renovated Detached Home with Gated Access & Ample Parking [Close to Brooklands Metrolink &...

**£1,250,000**

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £6,500 based on the analysis carried out by our letting team at **Let Property Management**.



**£6,500 pcm**

**7 bedroom detached house** + Add to report

Hale Road, Hale, Altrincham

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 30 Jan 2024 to 3 Jun 2024 (124 days) by Jordan Fishwick, Hale

Detached | Substantial 0.6 Acre Plot | Unfurnished | Grade II Listed | Edgar Wood Architecturally...



**£6,000 pcm**

**6 bedroom detached bungalow** + Add to report

Chelford Road, Prestbury, Cheshire, SK10 4PT

**NO LONGER ADVERTISED**

Marketed from 9 Dec 2022 to 21 Apr 2023 (132 days) by Holmes-Naden Estate Agents, Bollington

This is a 3000 sq ft 6/6 bedroom detached bungalow with a substantial plot...



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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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