

LET PROPERTY PACK

INVESTMENT INFORMATION

Lakeside Rise, Manchester,
M9 8QE

226474237

 www.letproperty.co.uk





Property Description

Our latest listing is in Lakeside Rise, Manchester, M9 8QE

Get instant cash flow of **£600** per calendar month with a **10.3%** Gross Yield for investors.

This property has a potential to rent for **£855** which would provide the investor a Gross Yield of **14.7%** 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...



Lakeside Rise,
Manchester, M9 8QE

226474237



Property Key Features

1 bedroom

1 bathroom

Open Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: £130 PM

Ground Rent: £25 PM

Lease Length: 102 years

Current Rent: £600

Market Rent: £855

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 70,000.00

25% Deposit	£17,500.00
SDLT Charge	£3,500
Legal Fees	£1,000.00
Total Investment	£22,000.00

Projected Investment Return



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



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

£ 855

Returns Based on Rental Income	£600.00	£855.00
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£130.00	
Ground Rent	£24.00	
Letting Fees	£60.00	£85.50
Total Monthly Costs	£447.75	£473.25
Monthly Net Income	£152.25	£381.75
Annual Net Income	£1,827.00	£4,581.00
Net Return	8.30%	20.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,871.00**
Adjusted To

Net Return **13.05%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,819.00**
Adjusted To

Net Return

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 £90,000.



£90,000

1 bedroom apartment for sale

+ Add to report

Lakeside Rise, Blackley, Manchester, M9

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Mar 2024 to 24 Jul 2024 (120 days) by Ryder & Dutton, Middleton



£80,000

1 bedroom apartment for sale

+ Add to report

Lakeside Rise, Manchester, M9

NO LONGER ADVERTISED

Marketed from 8 Feb 2023 to 9 Jul 2024 (517 days) by Normie Sales & Lettings, North Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

1 bedroom apartment

+ Add to report

22 Lakeside Rise, Blackley, Manchester, Greater Manchester, M9

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jan 2025 to 9 Mar 2025 (37 days) by Philip James Manchester, Manchester



£830 pcm

1 bedroom flat

+ Add to report

Lakeside Rise, Manchester, M9

NO LONGER ADVERTISED

Marketed from 24 Feb 2025 to 25 Feb 2025 by OpenRent, London

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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