

LET PROPERTY PACK

INVESTMENT INFORMATION

Holland Road, Manchester
M8 4NP

224707483

 www.letproperty.co.uk





Property Description

Our latest listing is in Holland Road, Manchester M8 4NP

Get instant cash flow of **£775** per calendar month with a **14.3%** Gross Yield for investors.

This property has a potential to rent for **£953** which would provide the investor a Gross Yield of **17.6%** 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...



Holland Road,
Manchester M8 4NP

224707483



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: £24

Lease Length: 239 years

Current Rent: £775

Market Rent: £953

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 65,000

SDLT Charge	£3,250
Legal Fees	£1,000
Total Investment	£69,250

Projected Investment Return



The monthly rent of this property is currently set at £775.00 per calendar month but the potential market rent is

£ 953

Returns Based on Rental Income	£775.00	£953.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£24.00	
Letting Fees	£77.50	£95.30
Total Monthly Costs	£116.50	£134.30
Monthly Net Income	£658.50	£818.70
Annual Net Income	£7,902.00	£9,824.40
Net Return	11.41%	14.19%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£7,918**
Adjusted To

Net Return **11.43%**

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 £68,000.



2 bedroom apartment for sale

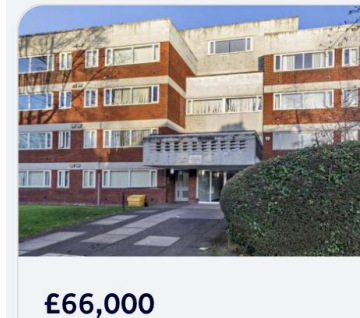
+ Add to report

Holland Road, Manchester, M8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Sep 2025 by Bettermove, Nationwide



2 bedroom flat for sale

+ Add to report

Holland Road, Manchester, M8

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Mar 2025 to 11 Jul 2025 (115 days) by Bettermove, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

+ Add to report

20 Lynwood Court, Middleton Road, Manchester, Greater Manchester, M8 4JX

NO LONGER ADVERTISED

Marketed from 7 Nov 2023 to 30 Jan 2024 (83 days) by Aubrey Lee & Co, Blackley



£850 pcm

2 bedroom apartment

+ Add to report

Carmel Court, 14 Holland Road, Manchester

NO LONGER ADVERTISED

Marketed from 24 Sep 2025 to 25 Sep 2025 by Ascend, 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**

 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.



www.letproperty.co.uk

Holland Road, Manchester M8 4NP

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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