

LET PROPERTY PACK

INVESTMENT INFORMATION

Droylsden, Manchester,
M43

229559270

 www.letproperty.co.uk





Property Description

Our latest listing is in Droylsden, Manchester, M43

This property has a potential to rent for **£1,112** which would provide the investor a Gross Yield of **7.0%** 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...



Droylsden, Manchester,
M43

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 910 years

Market Rent: £1,112

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 190,000.

ASSUMED PURCHASE PRICE

£ 190,000

SDLT Charge

£10,800

Legal Fees

£1,000

Total Investment

£201,800

Projected Investment Return



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



The potential monthly rent of this property is currently at £1,112

Returns Based on Rental Income	£1,112
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£111.20
Total Monthly Costs	£126.20
Monthly Net Income	£985.80
Annual Net Income	£11,829.60
Net Return	5.86%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,606**
Adjusted To

Net Return **4.76%**

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 £225,000.



£225,000

2 bedroom detached house for sale

Waverley Crescent, Manchester, M43

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Jun 2022 to 25 Nov 2022 (164 days) by Strike, Manchester

+ Add to report



£200,000

2 bedroom semi-detached house for sale

Sunnyside Road, Droylsden

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Dec 2025 to 19 Mar 2026 (107 days) by Edward Mellor Ltd, Droylsden

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom terraced house

Droylsden, Manchester, M43

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Apr 2025 to 15 Aug 2025 (110 days) by Cherry Picked Properties, Heald Green

+ Add to report



£1,150 pcm

2 bedroom terraced house

Raspberry Way, Droylsden, Manchester, M43

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Nov 2023 to 5 Jan 2024 (58 days) by Edward Mellor Ltd, Droylsden

+ Add to report

Current Tenant Profile

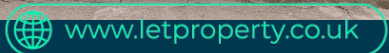


We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **None**
- ✓ Standard Tenancy Agreement In Place: **None**
- ✓ Fully compliant tenancy: **Vacant**
- ✓ Current term of tenancy: **Vacant**
- ✓ Payment history: **Vacant**

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.



Droylsden, Manchester, M43

PROPERTY ID: 229559270

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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