

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dalton Street, Manchester,  
M40 7EH

224891730

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





## Property Description

Our latest listing is in Dalton Street, Manchester, M40 7EH

Get instant cash flow of **£975** per calendar month with a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£1,079** which would provide the investor a Gross Yield of **9.8%** 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...**



Dalton Street,  
Manchester, M40 7EH

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## Property Key Features

**1 bedroom**

**1 bathroom**

**Open Plan Lounge and Kitchen**

**Well Equipped Kitchen**

**Factor Fees: £115 PM**

**Ground Rent: £10 PM**

**Lease Length: 229 years**

**Current Rent: £975**

**Market Rent: £1,079**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

# Projected Investment Return



The monthly rent of this property is currently set at £975.00 per calendar month but the potential market rent is

£ 1,079

Returns Based on Rental Income	£975.00	£1,079.00
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£115.00	
Ground Rent	£10.00	
Letting Fees	£97.50	£107.90
<b>Total Monthly Costs</b>	<b>£650.00</b>	<b>£660.40</b>
<b>Monthly Net Income</b>	<b>£325.00</b>	<b>£418.60</b>
<b>Annual Net Income</b>	<b>£3,900.00</b>	<b>£5,023.20</b>
<b>Net Return</b>	<b>9.57%</b>	<b>12.33%</b>

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      **£2,865.20**  
Adjusted To

Net Return                      **7.03%**

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

Annual Net Income      **£3,163.20**  
Adjusted To

Net Return                      **7.76%**

# 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 £130,000.



**£130,000**

## 1 bedroom apartment for sale

[+ Add to report](#)

Dalton Street, Manchester, Greater Manchester, M40

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jan 2024 to 25 Feb 2025 (399 days) by Reeds Rains, Manchester



**£120,000**

## 1 bedroom flat for sale

[+ Add to report](#)

Dalton Street, Manchester

NO LONGER ADVERTISED

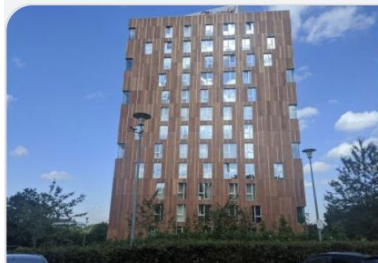
SOLD STC

Marketed from 13 Mar 2025 to 1 Oct 2025 (202 days) by HomeDaze Estate Agents, Manchester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 1 bedroom flat

+ Add to report

Christabel, 106 Dalton Street, Manchester, M40

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Feb 2025 to 20 Mar 2025 (36 days) by Thornley Groves, Manchester Southern Gateway



£995 pcm

## 1 bedroom flat

+ Add to report

Christabel, 106 Dalton Street, Manchester, M40

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Oct 2025 to 22 Jan 2026 (87 days) by Thornley Groves, Manchester Southern Gateway

# 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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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.



**LETPROPERTY**