

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Maybury Street,  
Manchester, M18

226378930

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





## Property Description

Our latest listing is in Maybury Street, Manchester, M18

Get instant cash flow of **£750** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£928** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

**Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.**

Don't miss out on this fantastic investment opportunity...



Maybury Street,  
Manchester, M18

226378930



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well maintained**

**Conveniently located for local amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £750 PM**

**Market Rent: £928 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior



# Initial Outlay



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

## ASSUMED PURCHASE PRICE

£ 135,000

SDLT Charge **£6,950**

Legal Fees **£1,000**

Total Investment **£142,950**

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 928

Returns Based on Rental Income	£750	£928
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£92.80
<b>Total Monthly Costs</b>	<b>£90.00</b>	<b>£107.80</b>
<b>Monthly Net Income</b>	<b>£660.00</b>	<b>£820.20</b>
<b>Annual Net Income</b>	<b>£7,920.00</b>	<b>£9,842.40</b>
<b>Net Return</b>	<b>5.54%</b>	<b>6.89%</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      **£7,986**  
Adjusted To

Net Return                      **5.59%**



# 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 £140,000.



£140,000

## 2 bedroom terraced house for sale

+ Add to req

Abbey Hey Lane, Abbey Hey, Manchester, Greater Manchester, M18

CURRENTLY ADVERTISED

Marketed from 27 Feb 2026 by Reeds Rains, Reddish



£140,000

## 2 bedroom terraced house for sale

+ Add to req

Maybury Street, MANCHESTER, Lancashire, M18

NO LONGER ADVERTISED **SOLD STC**

Marketed from 2 Jan 2025 to 27 May 2025 (144 days) by Bridgfords, Denton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 2 bedroom terraced house

+ Add to rep

Walter Street, Manchester, M18 8SW

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2025 to 16 Jul 2025 (32 days) by Happy Homes UK Ltd, Manchester



£925 pcm

## 2 bedroom flat

+ Add to re

Vine Street, M11

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Dec 2025 to 23 Dec 2025 (22 days) by Leaders Lettings, 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**

 Current term of tenancy: **3 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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Maybury Street, Manchester, M18

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.



**LETPROPERTY**