

LET PROPERTY PACK

INVESTMENT INFORMATION

Tymm Street, Manchester,
M40

224451822

 www.letproperty.co.uk





Property Description

Our latest listing is in Tymm Street, Manchester, M40

Get instant cash flow of **£950** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,283** which would provide the investor a Gross Yield of **7.9%** 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...



Tymm Street,
Manchester, M40

224451822



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £16.66 PM

Ground Rent: £8.33 PM

Lease Length: 976 years

Current Rent: £950 PM

Market Rent: £1,283 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit	£48,750.00
SDLT Charge	£11,150
Legal Fees	£1,000.00
Total Investment	£60,900.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,283



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



Returns Based on Rental Income	£950	£1,283
Mortgage Payments on £146,250.00 @ 5%	£609.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£16.66	
Ground Rent	£8.33	
Letting Fees	£95.00	£128.30
Total Monthly Costs	£744.37	£777.67
Monthly Net Income	£205.64	£505.34
Annual Net Income	£2,467.62	£6,064.02
Net Return	4.05%	9.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,498.02**
Adjusted To

Net Return **5.74%**

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

Annual Net Income **£3,238.98**
Adjusted To

Net Return **5.32%**

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 £190,000.



£190,000

2 bedroom terraced house for sale

+ Add to r

St. Marys Road, Moston, Manchester, M40

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Nov 2023 to 3 May 2024 (172 days) by Strike, Manchester



£180,000

2 bedroom town house for sale

+ Add to

Clapham Street, Moston, Manchester, M40

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Dec 2022 to 11 Sep 2023 (266 days) by Ryder & Dutton, Chadderton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

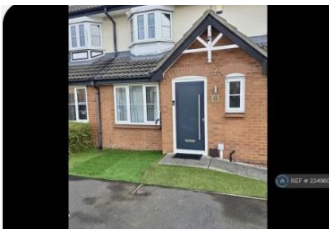
2 bedroom terraced house

+ Add to r

Kirkby Avenue, Manchester, M40

CURRENTLY ADVERTISED

Marketed from 21 Apr 2026 by Prime Residential Property Management, Manchester



£1,200 pcm

2 bedroom terraced house

+ Add to r

Clapham St, Manchester, M40

NO LONGER ADVERTISED

Marketed from 7 Apr 2026 to 10 Apr 2026 (2 days) 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: **20 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.



 www.letproperty.co.uk

Tymm Street, Manchester, M40

224451822

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