

LET PROPERTY PACK

INVESTMENT INFORMATION

Ludgate Hill, Manchester,
M4

221941537

 www.letproperty.co.uk





Property Description

Our latest listing is in Ludgate Hill, Manchester, M4

This property has a potential to rent for **£1,266** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Ludgate Hill, Manchester,
M4

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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: TBC

Ground Rent: £15.80 pm

Lease Length: 148 years

Market Rent: £1,266

Lounge



Kitchen



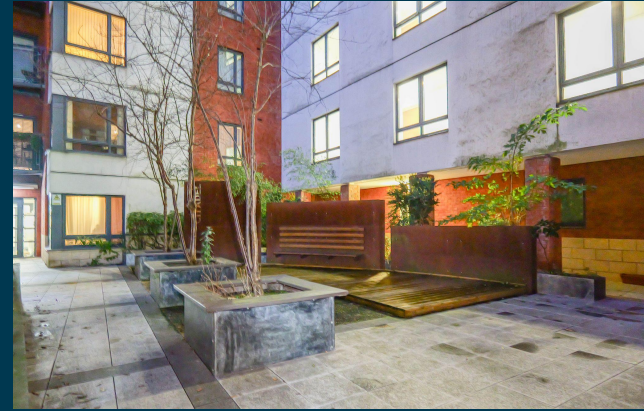
Bedrooms



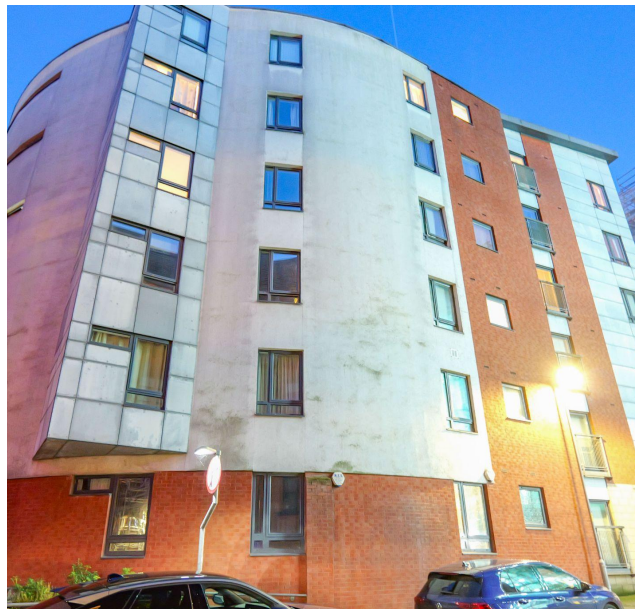
Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit £36,750.00

SDLT Charge £7,790

Legal Fees £1,000.00

Total Investment £45,540.00

Projected Investment Return



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



| | |
|---------------------------------------|-----------|
| Returns Based on Rental Income | £1,266 |
| Mortgage Payments on £110,250.00 @ 5% | £459.38 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | £15.80 |
| Letting Fees | £126.60 |
| Total Monthly Costs | £616.78 |
| Monthly Net Income | £649.23 |
| Annual Net Income | £7,790.70 |
| Net Return | 17.11% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,258.70**
Adjusted To

Net Return **11.55%**

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

Annual Net Income **£5,775.30**
Adjusted To

Net Return **12.68%**

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 £150,000.



£150,000

2 bedroom flat for sale

Ludgate Hill, Manchester, M4

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Dec 2022 to 31 Aug 2023 (261 days) by Bridgfords, Manchester

+ Add to report



£130,000

2 bedroom apartment for sale

15 Ludgate Hill, Manchester, Greater Manchester, M4 4AP

CURRENTLY ADVERTISED

Marketed from 24 Jul 2025 by Pattinson Estate Agents, Auction

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

2 bedroom apartment

The Citadel, 15 Ludgate Hill, Northern Quarter

NO LONGER ADVERTISED

Marketed from 8 Sep 2025 to 15 Sep 2025 (7 days) by Buckley Frayne, Manchester

+ Add to report



£1,425 pcm

2 bedroom apartment

The Citadel, 15 Ludgate Hill, Northern Quarter

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Sep 2023 to 19 Oct 2023 (28 days) by Buckley Frayne, Manchester

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



Ludgate Hill, Manchester, M4

221941537

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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