

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Market Street  
Hollingworth, Hyde,  
Manchester SK14

223830973

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





## Property Description

Our latest listing is in Market Street  
Hollingworth, Hyde, Manchester SK14

Get instant cash flow of **£1,583** per calendar  
month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£2,000**  
which would provide the investor a Gross Yield  
of **8.0%** if the rent was increased to market  
rate.

**This property offers a well-situated home  
within a friendly residential community. The  
area benefits from local shops, schools, and  
transport links, providing convenience and  
accessibility. A practical choice for buyers  
seeking comfort and everyday  
amenities close to home.**

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



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## Property Key Features

**1 Office Space**

**1 Bathroom**

**Commercial property unit**

**Spacious Facilities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,583**

**Market Rent: £2,000**



# Primary Business Areas





# Primary Business Areas



# Exterior







Figures based on assumed purchase price of £299,000.00 and borrowing of £224,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 299,000.00

25% Deposit **£74,750.00**

SDLT Charge **£19,900**

Legal Fees **£1,000.00**

**Total Investment £95,650.00**

# Projected Investment Return



The monthly rent of this property is currently set at £1,583 per calendar month but the potential market rent is

£2,000



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



Returns Based on Rental Income	£1,583	£2,000
Mortgage Payments on £224,250.00 @ 5%	£934.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£158.30	£200.00
Total Monthly Costs	£1,107.79	£1,149.49
Monthly Net Income	£475.22	£850.52
Annual Net Income	£5,702.58	£10,206.18
Net Return	5.96%	10.67%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,206.18**  
Adjusted To

Net Return                      **6.49%**

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

Annual Net Income      **£5,722.50**  
Adjusted To

Net Return                      **5.98%**

# 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 £340,000.



£340,000

## 3 bedroom detached house for sale

Green Lane, Hollingworth, Tameside, SK14 8JG

CURRENTLY ADVERTISED

SOLD STC

Marketed from 8 Jul 2025 by A Wilson Estates, Stalybridge



£330,000

## 3 bedroom end of terrace house for sale

Thorncleft Wood, Hollingworth, Hyde, SK14 8NJ

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Dec 2025 by Country Holmes, Glossop

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,900 pcm

## 5 bedroom bungalow

Hereford Way, Stalybridge, SK15

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Dec 2025 to 19 Jan 2026 (34 days) by Bridgfords Lettings, Denton



£1,700 pcm

## 4 bedroom detached house

Torside Street, Tintwistle, Glossop, Derbyshire, SK13

CURRENTLY ADVERTISED

LET AGREED

Marketed from 22 Dec 2025 by Reeds Rains, Glossop



# 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: **5 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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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**