

LET PROPERTY PACK

INVESTMENT INFORMATION

Market Street
Hollingworth, Hyde,
Manchester SK14

223830973

 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

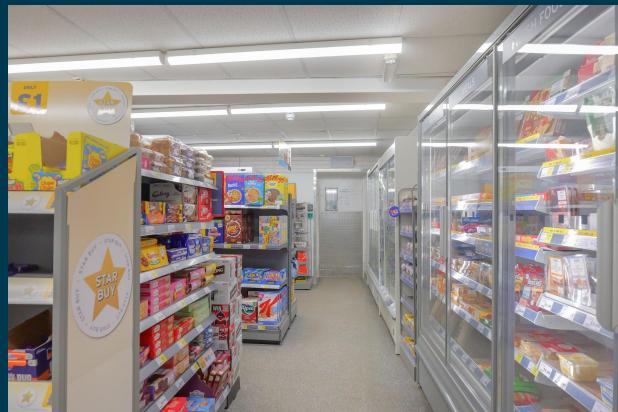
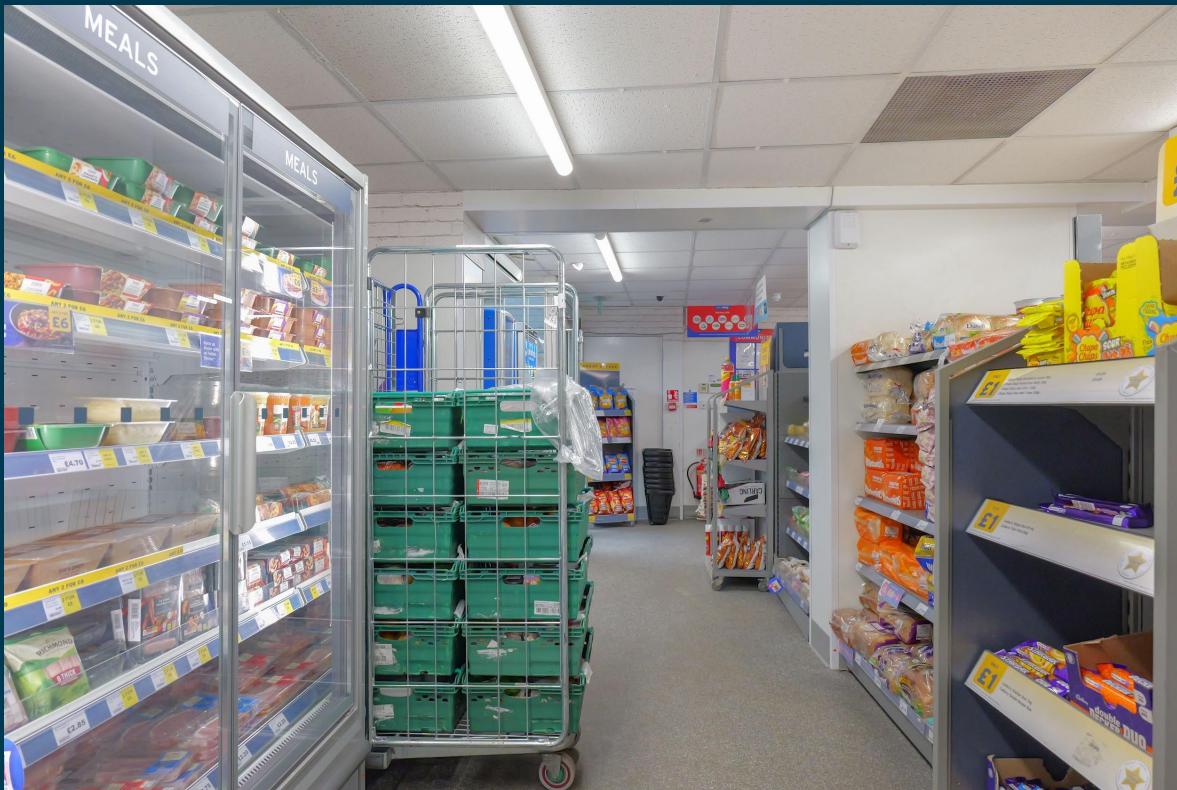
Ground Rent: Freehold

Lease Length: Freehold

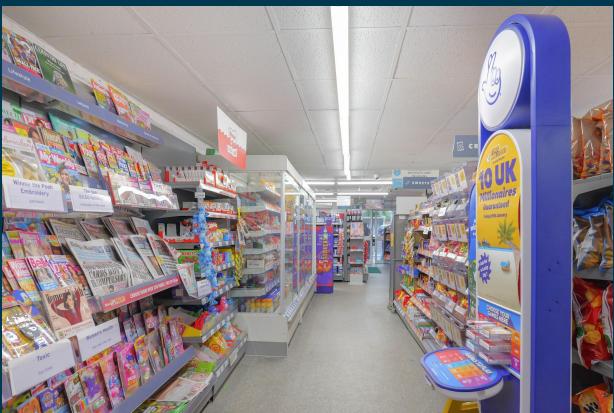
Current Rent: £1,583

Market Rent: £2,000

Primary Business Areas



Primary Business Areas



Exterior



Initial Outlay



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

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.

Projected Investment Return



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



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

£2,000

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.



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

£340,000



3 bedroom end of terrace house for sale

Thorncleiff Wood, Hollingworth, Hyde, SK14 8NJ

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Dec 2025 by Country Holmes, Glossop

£330,000

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**.



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

£1,900 pcm



4 bedroom detached house

Torside Street, Tintwistle, Glossop, Derbyshire, SK13

CURRENTLY ADVERTISED

LET AGREED

Marketed from 22 Dec 2025 by Reeds Rains, Glossop

£1,700 pcm

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.



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