LET PROPERTY PACK

INVESTMENT INFORMATION

Whitworth Street West,
Manchester, M1

230242463

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Whitworth Street West, Manchester, M1

Get instant cash flow of **£1,150** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£1,181** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Whitworth Street West,
Manchester, M1

230242463

Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £300 pm

Ground Rent: £6.25 pm

Lease Length: 101 years

Current Rent: £1,150

Market Rent: £1,181

Lounge







Kitchen







Bedroom







Bathroom







Exterior





Initial Outlay



Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000.00

25% Deposit	**£45,000.00**
SDLT Charge	**£10,100**
Legal Fees	**£1,000.00**
Total Investment	**£56,100.00**

Projected Investment Return



The monthly rent of this property is currently set at £1,150 per calendar month but the potential market rent is £ 1,181

Returns Based on Rental Income	£1,150	£1,181
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£300.00	
Ground Rent	£6.25	
Letting Fees	£115.00	£118.10
Total Monthly Costs	£998.75	£1,001.85
Monthly Net Income	£151.25	£179.15
Annual Net Income	£1,815.00	£2,149.80
Net Return	3.24%	3.83%

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 Adjusted To	**-£212.20**
Net Return	**-0.38%**

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

Annual Net Income Adjusted To	**-£475.20**
Net Return	**-0.85%**

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 £200,000.



£200,000

1 bedroom apartment for sale

+ Add to report

W3, Whitworth Street West, Southern Gateway

NO LONGER ADVERTISED SOLD STC

Marketed from 2 May 2024 to 27 Dec 2024 (238 days) by Goodwin Fish, Manchester



£180,000

1 bedroom apartment for sale

+ Add to report

W3, 51 Whitworth Street West, Manchester

NO LONGER ADVERTISED

Marketed from 5 Sep 2024 to 9 Jun 2025 (276 days) by Ascend, Manchester

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,200 pm based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pm

1 bedroom flat

+ Add to report

W3, 51 Whitworth Street West, Southern Gateway, Manchester, M1

NO LONGER ADVERTISED LET AGREED

Marketed from 30 Aug 2025 to 24 Sep 2025 (25 days) by Thornley Groves, Manchester Southern Gateway



£1,150 pm

1 bedroom flat

+ Add to report

Whitworth Street, Castlefield, Manchester, M1

NO LONGER ADVERTISED

Marketed from 12 Jun 2026 to 8 Sep 2026 (88 days) by Northwood, Sale

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **Moved in within the last 2 years**
- Payment history: **On time for length of tenancy**

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

Whitworth Street West, Manchester, M1

230242463

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