

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Beechfield House Fourth
Avenue M27 5RB

229473073





PROPERTY DESCRIPTION

Our latest listing is in Beechfield House Fourth Avenue M27 5RB

Rent currently agreed with tenant of **£650** per calendar month which calculates to a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£1,037** which would provide the investor a Gross Yield of **13.4%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Beechfield House Fourth
Avenue M27 5RB

229473073

Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

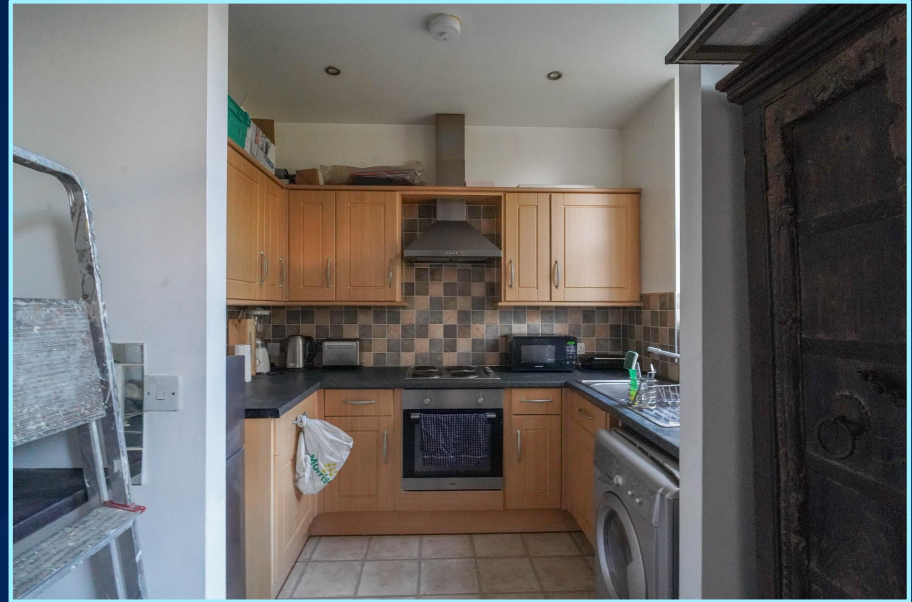
Current Rent: £650

Market Rent: £1,037

Lounge



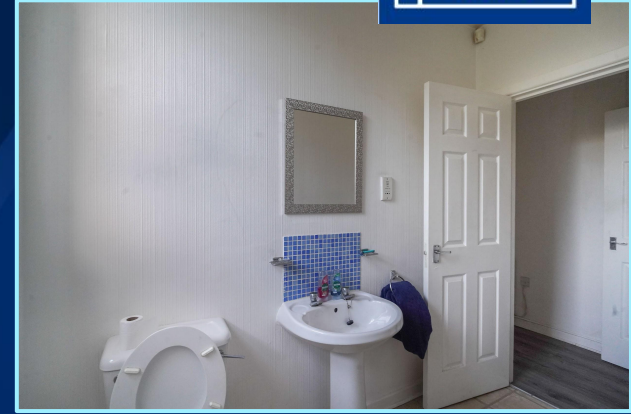
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£93,000

10% Deposit (£5,000 Minimum) **£9,300**

Buyers Premium **£6,000**

Paid On Accepted Bid **£15,300**

Purchase Balance **£83,700**

SDLT Charge **£4,650**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£89,350**

Your total all in costs would be ~£89,350 after taxes and fees based on a purchase price of £93,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £100,000.



£100,000

1 bedroom flat for sale

Sandwich Road, Eccles, M30

CURRENTLY ADVERTISED

SOLD STC

Marketed from 29 Jan 2026 by Hills, Eccles

+ Add to report



£100,000

1 bedroom apartment for sale

Anson Street, Eccles, Manchester

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 May 2024 to 20 Mar 2025 (314 days) by Leaders Sales, Fallowfield

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,145 based on the analysis carried out by our lettings team.



£1,145 pcm

1 bedroom flat

Worsley Road, Swinton, Manchester, M27

NO LONGER ADVERTISED

Marketed from 19 Jun 2025 to 6 Jul 2025 (17 days) by OpenRent, London

+ Add to report



£1,100 pcm

1 bedroom apartment

Half Edge Lane, Manchester, Greater Manchester, M30

NO LONGER ADVERTISED

Marketed from 8 May 2025 to 8 May 2025 by Mr Investa Ltd, Salford

+ Add to report



Beechfield House Fourth Avenue M27 5RB

PROPERTY ID: 229473073

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.