

LET PROPERTY PACK

INVESTMENT INFORMATION

Moss Lane Macclesfield,
SK11 7XE

203440238

 www.letproperty.co.uk





Property Description

Our latest listing is in Moss Lane Macclesfield, SK11 7XE

Get instant cash flow of **£700** per calendar month with a **3.2%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Garden Grounds

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £700

Market Rent: £1,400

Lounge



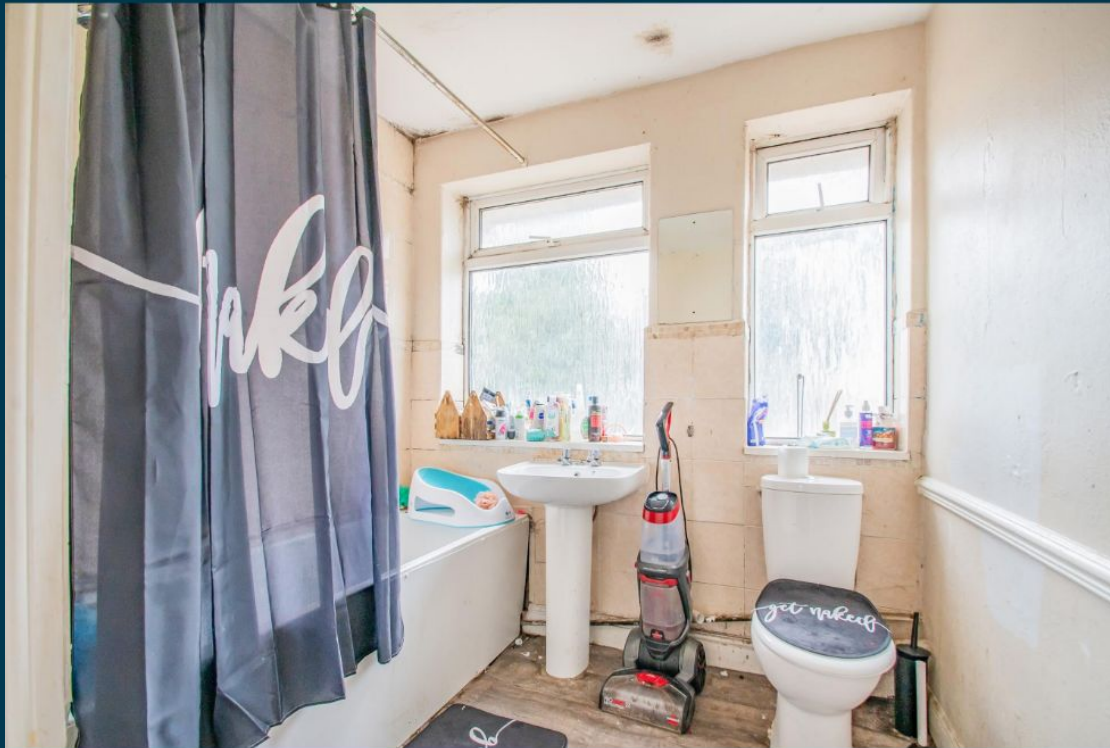
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £265,000.00 and borrowing of £198,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 265,000.00

25% Deposit	£66,250.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£75,950.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,400

Returns Based on Rental Income	£700	£1,400
Mortgage Payments on £198,750.00 @ 5%	£828.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£70.00	£140.00
Total Monthly Costs	£913.13	£983.13
Monthly Net Income	-£213.13	£416.88
Annual Net Income	-£2,557.50	£5,002.50
Net Return	-3.37%	6.59%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 **£2,202.50**
Adjusted To

Net Return **2.90%**

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

Annual Net Income **£1,027.50**
Adjusted To

Net Return **1.35%**

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 £331,000.



£331,000



Floorplan

3 bedroom semi-detached house for sale

Moss Lane, Macclesfield, SK11 7XE

+ Add to report

NO LONGER ADVERTISED

Semi-detached | Reserve with 5% deposit with Deposit Unlock | Open-plan kitchen/dining room | 3 d...

Marketed from 30 Jun 2023 to 2 Jul 2023 (2 days) by Barratt Homes



£302,995

3 bedroom semi-detached house for sale

Moss Lane, Macclesfield, SK11 7XE

+ Add to report

NO LONGER ADVERTISED

Semi-detached 3 bed family home | South west facing garden | 65% more energy efficient | Open pla...

Marketed from 12 Nov 2022 to 14 Nov 2022 (2 days) by Barratt Homes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

 Floorplan

3 bedroom barn conversion

The Granary, Macclesfield

+ Add to report

NO LONGER ADVERTISED LET AGREED

STUNNING CONVERTED BARN | THREE DOUBLE BEDROOMS, TWO BATHROOMS | PRIVATE AND COMMUNAL GARDENS | P...

Marketed from 6 Sep 2022 to 4 Jan 2023 (120 days) by Jordan Fishwick, Macclesfield



£2,350 pcm

3 bedroom mews house

Alderley Park, Alderley Edge

+ Add to report

NO LONGER ADVERTISED LET AGREED

Modern Mews Property | Set Within The Sought After Alderley Park Development | Parking | Balcony ...

Marketed from 13 Dec 2023 to 28 Jan 2024 (45 days) by Gascoigne Halman, Wilmslow

Current Tenant Profile



As this property is currently tenanted, 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?

Make an offer or
book a viewing

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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