

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Great Ancoats Street  
Manchester, M4 7FE

205281426

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





## Property Description

Our latest listing is in Great Ancoats Street Manchester, M4 7FE

Get instant cash flow of **£1,350** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



Great Ancoats Street  
Manchester, M4 7FE

205281426



## Property Key Features

**2 Bedrooms**

**2 Bathroom**

**Spacious Lounge**

**Close proximity to valuable amenities**

**Factor Fees: £250.00**

**Ground Rent: £250.00**

**Lease Length: 999**

**Current Rent: £1,350**

**Market Rent: £1,400**

# Lounge



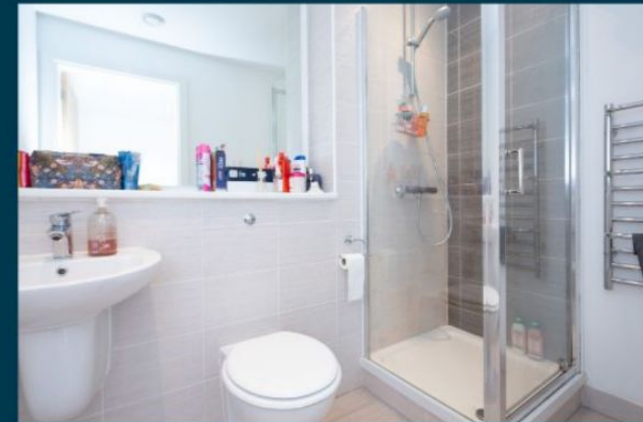
# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £255,000.00 and borrowing of £191,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 255,000.00

25% Deposit	£63,750.00
SDLT Charge	£7,900
Legal Fees	£1,000.00
Total Investment	£72,650.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,350 per calendar month but the potential market rent is

£ 1,400



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.



Returns Based on Rental Income	£1,350	£1,400
Mortgage Payments on £191,250.00 @ 5%	<b>£796.88</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£250.00</b>	
Ground Rent	<b>£250.00</b>	
Letting Fees	<b>£135.00</b>	<b>£140.00</b>
<b>Total Monthly Costs</b>	<b>£1,446.88</b>	<b>£1,451.88</b>
<b>Monthly Net Income</b>	<b>-£96.88</b>	<b>-£51.88</b>
<b>Annual Net Income</b>	<b>-£1,162.50</b>	<b>-£622.50</b>
<b>Net Return</b>	<b>-1.60%</b>	<b>-0.86%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£3,422.50**  
Adjusted To

Net Return                      **-4.71%**

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

Annual Net Income      **-£1,447.50**  
Adjusted To

Net Return                      **-1.99%**

# 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 £260,000.



£260,000

## 3 bedroom apartment for sale

Eastbank Tower. 277 Great Ancoats Street, Manchester

+ Add to report

NO LONGER ADVERTISED

Three bedroom penthouse apartment | Secure parking space | En suite to two of the bedrooms | Stun...

Marketed from 6 Mar 2019 to 8 Mar 2019 (2 days) by Ascend, Manchester



£240,000

## 2 bedroom apartment for sale

Eastbank Tower, 277 Great Ancoats Street, New Islington

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

EWS1 form | Ideal first time buyer or buy to let opportunity | Tenanted until 31st July 2022 achi...

Marketed from 21 Apr 2022 to 25 Nov 2022 (217 days) by Goodwin Fish, Manchester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,900 based on the analysis carried out by our letting team at **Let Property Management**.



£2,900 pcm

## 2 bedroom apartment

Penthouse Block B, Oxygen Tower, Store Street, Manchester

+ Add to report

NO LONGER ADVERTISED

Gym | Balcony | 15th floor | Cinema Room | Available now | Swimming Pool | Co working space | 24 ...

Marketed from 4 Apr 2023 to 21 Apr 2023 (16 days) by NPP Residential, Manchester



£2,300 pcm

## 2 bedroom flat

Oxygen Tower, Manchester, M1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1605192

Marketed from 29 Jan 2023 to 25 Feb 2023 (26 days) by OpenRent, London

# 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**

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

Great Ancoats Street Manchester, M4 7FE

205281426

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.



**LETPROPERTY**