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LET PROPERTY PACK

INVESTMENT INFORMATION

Wellington Road, North Stockport, SK4

204909078

(www.letproperty.co.uk

LETPR@PERTY





Property Description

Our latest listing is in Wellington Road, North Stockport, SK4

Get instant cash flow of £2,300 per calendar month with a 6.1% Gross Yield for investors.

This property has a potential to rent for £2,600 which would provide the investor a Gross Yield of 6.9% if the rent was increased to market rate.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

LE7PR®PERTY





Wellington Road, North Stockport, SK4

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4 Bedroom 2 Bathroom Good Condition Convenient Parking HMO - multiple tenants

Property Key Features

Factor Fees: £0.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £2,300 Market Rent: £2,600















Bedrooms









Bathroom







Exterior



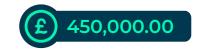






Figures based on assumed purchase price of £450,000.00 and borrowing of £337,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



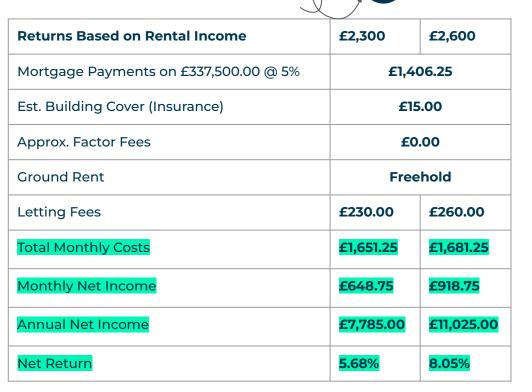
25% Deposit	£112,500.00
SDLT Charge	£23,500
Legal Fees	£1,000.00
Total Investment	£137,000.00

Projected Investment Return

The monthly rent of this property is currently set at £2,300 per calendar month but the potential market rent is $_{\Box}$



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.





2.600

Return Stress Test Analysis Report





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

Annual Net Income **£5,825.00** Adjusted To

Net Return

4.25%

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

Annual Net Income **£4,275.00** Adjusted To

Net Return 3

3.12%

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 £410,000.

	4 bedroom semi-detached house for sale Lloyd Road, Levenshulme	+ Add to report
	NO LONGER ADVERTISED	
	Extended Semi Detached Four Bedrooms Two Bathrooms \ Available Ideal F	/irtual Viewing Tour
£410,000	SOLD PRICE HISTORY	
_	23 Dec 2008	£182,500
E Floorplan	18 Jul 1995	£30,000
	<u></u>	

Marketed from 6 Feb 2023 to 28 Feb 2024 (387 days) by Edward Mellor Ltd, Levenshulme



Marketed from 27 Sep 2023 by Julian Wadden, Heaton Moor

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,600 based on the analysis carried out by our letting team at **Let Property Management**.

	4 bedroom detached house Sibley Road, Heaton Moor, Stockport, SK4	+ Add to report	
	NO LONGER ADVERTISED LET AGREED Julian Wadden are proud to present this stunning, four bedroom detached family home situated in t		
0 pcm	SOLD PRICE HISTORY		
Floorplan	31 Mar 2016	£303,600	
	Markatad fram 9.1 Mar 2022 to 10 May 2022 [5.1 days] by Julian (Waddan Haston Maar	



£2,253 pcm

£2,3

Preston Road, Levenshulme, M19 2FR

+ Add to report

£67,000

NO LONGER ADVERTISED	LET AGREED
STUDENT ACCOMMODATIC UNIVERSITIES EXCELLENT	DN 2023/24 BILLS INCLUDED PACKAGE CLOSE TO TRANSP
SOLD PRICE HISTORY	

21 Aug 2003

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: NO





Standard Tenancy Agreement In Place: **YES**





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.



Payment history: On time for length of tenancy

Current term of tenancy: 2 years





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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.

