

LET PROPERTY PACK

INVESTMENT INFORMATION

Wellington Road,
North Stockport, SK4

204909078

 www.letproperty.co.uk





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...



Wellington Road, North
Stockport, SK4

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Property Key Features

4 Bedroom

2 Bathroom

Good Condition

Convenient Parking

HMO - multiple tenants

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,300

Market Rent: £2,600

Lounge



Kitchen



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

£ 450,000.00

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

£ 2,600

Returns Based on Rental Income	£2,300	£2,600
Mortgage Payments on £337,500.00 @ 5%	£1,406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£230.00	£260.00
Total Monthly Costs	£1,651.25	£1,681.25
Monthly Net Income	£648.75	£918.75
Annual Net Income	£7,785.00	£11,025.00
Net Return	5.68%	8.05%

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 **£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 **3.12%**

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.



£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 | Virtual Viewing Tour Available | Ideal F...

SOLD PRICE HISTORY	
23 Dec 2008	£182,500
18 Jul 1995	£30,000

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



£450,000



4 bedroom end of terrace house for sale
Manchester Road, Heaton Chapel, Stockport, SK4

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Spacious and rare-to-the-market period family home on Manchester Road in the heart of Heaton Chap...

SOLD PRICE HISTORY	
9 Sep 2011	£210,000

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**.



£2,300 pcm



Floorplan

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...

SOLD PRICE HISTORY

31 Mar 2016	£303,600
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Marketed from 24 Mar 2022 to 19 Mar 2023 (54 days) by Julian Wadden, Heaton Moor



£2,253 pcm

4 bedroom house

Preston Road, Levenshulme, M19 2FR

+ Add to report

NO LONGER ADVERTISED LET AGREED

STUDENT ACCOMMODATION 2023/24 | BILLS INCLUDED PACKAGE | CLOSE TO UNIVERSITIES | EXCELLENT TRANSP...

SOLD PRICE HISTORY

21 Aug 2003	£67,000
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Marketed from 29 Jan 2024 to 12 Mar 2024 (42 days) by Student Home, Salford

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: **NO**

 Standard Tenancy Agreement In Place: **YES**

 Fully compliant tenancy: **YES**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **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.



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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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