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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Sutherland Street, Manchester, M30

208072368

www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Sutherland Street, Manchester, M30

Get instant cash flow of £950 per calendar month with a 3.9% Gross Yield for investors.

This property has a potential to rent for £975 which would provide the investor a Gross Yield of 4.0% if the rent was increased to market rate.

With a tenant 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...

#### **LETPR®PERTY**





Sutherland Street, Manchester, M30

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2 Bedroom 1 Bathroom Garden Ground Space Lounge and Kitchen

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**Property Key Features** 

Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £950 Market Rent: £975

## Lounge





## Kitchen





## Bedrooms





## Bathroom





## Exterior





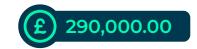
## **Initial** Outlay



Figures based on assumed purchase price of £290,000.00 and borrowing of £217,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



#### ASSUMED PURCHASE PRICE



25% Deposit	£72,500.00
SDLT Charge	£10,700
Legal Fees	£1,000.00
Total Investment	£84,200.00

## **Projected** Investment Return



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. The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is  $\bigcirc$ 



Returns Based on Rental Income	£950	£975
Mortgage Payments on £217,500.00 @ 5%	£906.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	ТВС	
Letting Fees	£95.00	£97.50
Total Monthly Costs	<b>£1,016.25</b>	£1,018.75
Monthly Net Income	-£66.25	-£43.75
Annual Net Income	-£795.00	-£525.00
Net Return	<mark>-0.94</mark> %	<mark>-0.62%</mark>



### Return Stress Test Analysis Report





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

Annual Net Income -£2,475.00 Adjusted To

Net Return -2.94%

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

Annual Net Income -£4,875.00 Adjusted To

Net Return

-5.79%

## 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 £295,000.

	3 bedroom semi-detached house for sale         Sutherland Street, Eccles         CURRENTLY ADVERTISED         SOLD STC         CORNER PLOT!   STUNNING THROUGHOUT!   Three bedroom semi detached         property   Hallway with W/C   L
£295,000	SOLD PRICE HISTORY
E Floorplan	12 Feb 2009 €140,000
	Marketed from 30 Apr 2024 by Home Estate Agents, Monton
	3 bedroom semi-detached house for sale         Worsley Road, Eccles, Manchester         CURRENTLY ADVERTISED
	Chain Free   Ideal First Time Buy or Family Home   Kitchen & Utility Room   Open Plan Living & Di
£295,000	SOLD PRICE HISTORY
	17 Aug 2012 £97,500
[上] Floorplan	1 Sep 2000 £59,950

Marketed from 8 Mar 2024 by Hunters Worsley, Worsley

## **Rent Comparables Report**

£975 pcm



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom terraced house Worsley Road, Eccles, Manchester, M30 NO LONGER ADVERTISED LET AGREED	+ Add to report
	NEW KITCHEN, CARPETS AND DECORATION * AVA pleased to offer this 2 Be	ILABLE FROM 20th APRIL We are
75 pcm	Marketed from 21 Mar 2023 to 21 Apr 2023 (31 days) by Thornk	ey Groves, Monton
	2 bedroom house	+ Add to report
	Alliott Avenue, Eccles, M30 NO LONGER ADVERTISED LET AGREED	

Available Now | Lovely small family home | 2 double bedrooms | Unfurnished | Rear garden | Gas ce...

Marketed from 22 Dec 2021 to 18 Mar 2022 (85 days) by Bridgfords Lettings, Manchester

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 terms of tenensus Moved in

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.







Sutherland Street, Manchester, M30

#### 208072368

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.

# Interested in this property investment?

## Call us on 0141 478 0985

