

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sutherland Street,  
Manchester, M30

208072368

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





## 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...**



Sutherland Street,  
Manchester, M30

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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Garden Ground Space**

**Lounge and Kitchen**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £950**

**Market Rent: £975**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







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

£ 290,000.00

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



£ 975

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	TBC	
Letting Fees	£95.00	£97.50
<b>Total Monthly Costs</b>	<b>£1,016.25</b>	<b>£1,018.75</b>
<b>Monthly Net Income</b>	<b>-£66.25</b>	<b>-£43.75</b>
<b>Annual Net Income</b>	<b>-£795.00</b>	<b>-£525.00</b>
<b>Net Return</b>	<b>-0.94%</b>	<b>-0.62%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£2,475.00**

Net Return **-2.94%**

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

Annual Net Income Adjusted To **-£4,875.00**

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.



£295,000



Floorplan

## 3 bedroom semi-detached house for sale

Sutherland Street, Eccles

+ Add to report

CURRENTLY ADVERTISED SOLD STC

CORNER PLOT! | STUNNING THROUGHOUT! | Three bedroom semi detached property | Hallway with W/C | L...

### SOLD PRICE HISTORY

12 Feb 2009

£140,000

Marketed from 30 Apr 2024 by Home Estate Agents, Monton



£295,000



Floorplan

## 3 bedroom semi-detached house for sale

Worsley Road, Eccles, Manchester

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Chain Free | Ideal First Time Buy or Family Home | Kitchen & Utility Room | Open Plan Living & Di...

### SOLD PRICE HISTORY

17 Aug 2012

£97,500

1 Sep 2000

£59,950

Marketed from 8 Mar 2024 by Hunters Worsley, Worsley



# Rent Comparables Report



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**.



£975 pcm

## 2 bedroom terraced house

Worsley Road, Eccles, Manchester, M30

+ Add to report

NO LONGER ADVERTISED

LET AGREED

NEW KITCHEN, CARPETS AND DECORATION \* AVAILABLE FROM 20th APRIL We are pleased to offer this 2 Be...

Marketed from 21 Mar 2023 to 21 Apr 2023 (31 days) by Thornley Groves, Monton



£975 pcm

## 2 bedroom house

Alliott Avenue, Eccles, M30

+ Add to report

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

# 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.





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Interested in this  
**property investment?**

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**