

**Frederick Street
Denton
M34 3HS
Sales Price
£75,000**



- Terraced House
- 2 Double Bedrooms
- On Street Parking
- Walking Distance to Train Station

A fantastic period mid-terraced property with large living space throughout and offered to the market with no onward chain.

The property is located close to useful motorway networks and local amenities just around the corner.

Briefly comprising; lounge with stairs to 1st floor spacious and open plan kitchen/diner with space for appliances and access to rear courtyard.

This house is an ideal investment opportunity offering high yield and great value per Sq Ft.

The property is sold with no onward chain and a rent paying tenant in place.



- Central Location
- Easy Commute to City Centre
- Rental income of £525pcm
- On Street Parking
- Let Furnished
- No Refurbishment Required
- Sold 'with tenant'

FINANCIALS

**Purchase Price
£75,000**

**Rental income
£6300**

**Yield
8.4%**

665 Ft²

£112 per Ft²



5 Year Forecast	Year 1	Year 2	Year 3	Year 4	Year 5	Total Over 5 Years
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Frederick Street Denton

Asset Cost and Income Overview

Purchase Price	£	75,000	665 sq ft (approx £112 per sq ft)									
Property Taxes (Stamp 3%)	£	2,250										
Legals	£	1,200										
Survey	£	504										
Total Asset Cost	£	78,954										
Capital Appreciation 4%*	-£	954	£	3,245	£	3,375	£	3,510	£	3,650	£	12,825
Total Asset Value	£	78,000	£	81,120	£	84,365	£	87,739	£	91,249	£	91,249

Revenues

Rental Income PCM	£	525	£	550	£	575	£	600	£	625		
Rent Increase PA	£	-	£	300	£	300	£	300	£	300		
Cost of Void Periods (Based on avg of 10 days)	£	-	£	-	£	189	£	-	£	205		
Rental Income (A)	£	6,300	£	6,600	£	6,711	£	7,200	£	7,295	£	34,105

Expenses

Impairment Charge (Maintenance)*	£	600	£	600	£	600	£	600	£	600	£	3,000
Management Fees 10%+VAT	£	756	£	792	£	805	£	864	£	875	£	4,093
Let Fee £350+VAT/Resign Fee £200+VAT	£	420	£	240	£	420	£	240	£	420	£	1,740
Property Block Management Fees & Gr Rent	£	-	£	-	£	-	£	-	£	-	£	-
Insurance*	£	300	£	300	£	300	£	300	£	300	£	1,500
Total Overheads (B)	£	2,076	£	1,932	£	2,125	£	2,004	£	2,195	£	10,333

TOTALS (A-B)		£	4,224	£	4,668	£	4,586	£	5,196	£	5,099	£	23,773
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Capital Appreciation*	-£	954	£	3,245	£	3,375	£	3,510	£	3,650	£	12,825
Total Return	£	3,270	£	7,913	£	7,960	£	8,706	£	8,749	£	36,598
Percentage Return on Investment		4.14%		10.02%		10.08%		11.03%		11.08%		46.35%

*Whilst every attempt has been made to ensure the accuracy of the information detailed here all forecasts are approximate and no responsibility is taken for error.

*This forecast is for illustrative purposes only and should be used as such by any purchaser.