

WELCOME TO MANCHESTER LETTINGS

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WELCOME TO MANCHESTER LETTINGS

Welcome to Manchester Lettings, where excellence meets personalized service! We pride ourselves on being the best new agency in Manchester, and here's why we stand out: our commitment to being hands-on. Unlike other agents, we go the extra mile to truly understand your needs and preferences. Our dedicated team is passionate about ensuring your renting experience is seamless and stress-free.

We are property managers extraordinaire. Gurus in the following types of property rentals...

Student Lettings

Welcome to Manchester Lettings understands the unique needs of student accommodation, offering a range of properties tailored to students' preferences and budgets. From cozy studios to spacious shared apartments, they provide options to suit every lifestyle.

Residential Lettings

Whether individuals are seeking a temporary rental or a long-term home, Welcome to Manchester Lettings offers a diverse portfolio of residential properties across the city. From trendy city-centre apartments to suburban family homes, they cater to various preferences.

Company Lettings

Manchester's thriving business scene attracts companies of all sizes, requiring flexible accommodation solutions for their employees. Welcome to Manchester Lettings specializes in providing high-quality corporate lettings tailored to business requirements. Whether it's short-term accommodations for visiting professionals or long-term housing for relocated employees, they offer a range of furnished apartments and houses equipped with essential amenities.



SERVICES & PRICING

	TENANT FIND AND LET ONLY £499 NO VAT!!	FULLY MANAGED £499 AND THEN 5% OF RENT PCM WITH NO VAT!!
Free market appraisal where we would agree the rental value	✓	✓
Provide guidance on compliance with statutory provisions and letting consents	✓	✓
Advise on refurbishment requirements	✓	✓
Erect board outside property in accordance with town and country planning Act 1990 (where possible)	✓	✓
Market the property and advertise on relevant portals	✓	✓
Carry out accompanied viewings (as appropriate)	✓	✓
Find and reference up to three tenants	✓	✓
Video inventory and report	✓	✓
Collect and remit initial months' rent	✓	✓
Provide tenants with method of payment	✓	✓
Deduct any pre-tenancy invoices	✓	✓
Advise all relevant utility providers of any charges	✓	✓
Register a deposit with the DPS		✓
Agree Collection of any shortfall and payment method		✓
Demand, collect and remit the monthly rent		✓
Arrangement payments for statutory requirements		✓
Pursue non-payment of rent and provide advice on rent arrears actions		✓
Undertake Three routine visits per annum and notify the outcome to the landlord		✓
Arrange routine repairs and instruct approved contractors		✓
Hold the keys throughout the whole tenancy term		✓



OTHER SERVICES

All Prices are VAT free!!

Additional Tenant Referencing fees per tenant.	£40
Guarantor Fees per Guarantor. Covering credit referencing and preparing a deed of guarantee.	£40
Deposit Registration Fees.	£50 FREE WITH MANAGEMENT
Inventory Fees: Dependant on the number of bedrooms and size of the property and any outbuildings.	Quote on Request
Accompanied check-in Fees: per Tenancy.	£40 FREE WITH MANAGEMENT
Landlord withdrawal Fees (before move-in) per tenancy.	£200
Marketing only service - includes a full marketing pack.	£200
Additional property visits: per visits.	£30
Rent review fees: per tenancy.	£30 FREE WITH MANAGEMENT
Right-to-Rent follow-up check: Fees per check.	£30
Renewal Fees: per tenancy.	£60
Arrangement Fees for works.	10% of net cost
Check-out Fees: per tenancy	£30 FREE WITH MANAGEMENT
Tenancy Dispute Fees: Per tenancy	£50 FREE WITH MANAGEMENT
Fees for the service of Legal Notices (section 8 Or Section 21): Per notice	£30 FREE WITH MANAGEMENT
Court Attendance Fees: Per hour.	£100



We're thrilled to announce that for every property entrusted to us for management, we'll be making a meaningful contribution to the incredible work of Shelter. With your support, we'll be donating £50 to this vital charity for each property you give us to let or manage. Together, we can make a difference in the lives of those in need of shelter and support. Thank you for choosing us as your partners in giving back to our community. Let's make a positive impact together!

SUPPORT SHELTER WITH US

IN PARTNERSHIP WITH



Rightmove

The UK's largest property portal where millions search for homes. Rightmove connects tenants and buyers with estate agents and properties across the country.



UniHomes

A platform for students to find university accommodation with all bills included. They simplify student housing by bundling rent with utilities.



Shelter Greater

Manchester

A charity that helps people struggling with bad housing or homelessness. They offer advice, support, and fight for housing rights.



Reposit

A deposit-free renting solution that replaces traditional deposit with a one-time service fee, helping tenants move in faster while giving landlords similar protection



Property Redress Scheme

An independent service where tenants and landlords can resolve disputes. Ensures fair practices in property management and letting.



DPS – Deposit Protection Service

A government-approved scheme that securely holds tenants' deposits during a tenancy and ensures fair return or deductions at the end.