

LET PROPERTY PACK

INVESTMENT INFORMATION

Charlton Avenue, Salford,
M30

211410940

 www.letproperty.co.uk





Property Description

Our latest listing is in Charlton Avenue, Salford, M30

Get instant cash flow of **£2,600** per calendar month with a **11.8%** Gross Yield for investors.

This property has a potential to rent for **£2,800** which would provide the investor a Gross Yield of **12.7%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

Don't miss out on this fantastic investment opportunity...



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M30

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Property Key Features

4 Bedroom

3 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £2,600

Market Rent: £2,800

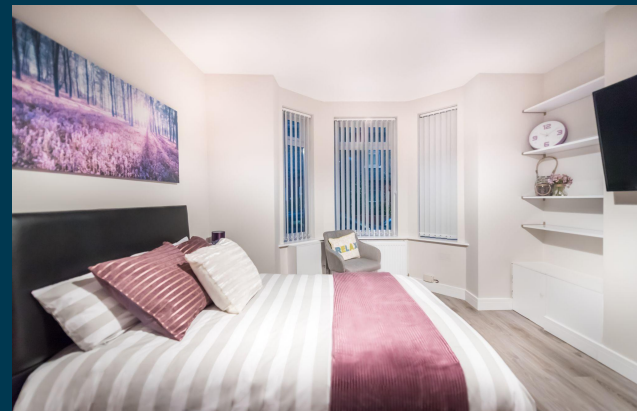
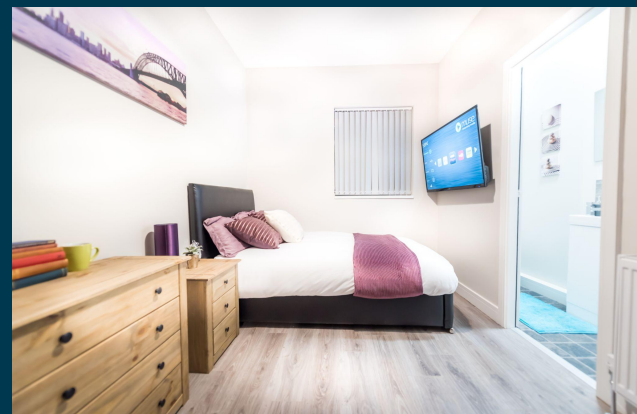
Lounge



Kitchen



Bedrooms



Bathroom



Initial Outlay



Figures based on assumed purchase price of £265,000.00 and borrowing of £198,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 265,000.00

25% Deposit	£66,250.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£75,950.00

Projected Investment Return



The monthly rent of this property is currently set at £2,600 per calendar month but the potential market rent is

£ 2,800

Returns Based on Rental Income	£2,600	£2,800
Mortgage Payments on £198,750.00 @ 5%	£828.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£260.00	£280.00
Total Monthly Costs	£1,103.13	£1,123.13
Monthly Net Income	£1,496.88	£1,676.88
Annual Net Income	£17,962.50	£20,122.50
Net Return	23.65%	26.49%

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 **£14,522.50**
Adjusted To

Net Return **19.12%**

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


Annual Net Income **£16,147.50**
Adjusted To

Net Return **21.26%**

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 £275,000.00.



4 bedroom terraced house for sale

Barton Lane, Eccles, Manchester, M30

NO LONGER ADVERTISED

Marketed from 3 Mar 2023 to 20 Mar 2023 (17 days) by Paul Birtles Estate Agents, Urmston

£275,000

A REALLY SPACIOUS FOUR BEDROOM GARDEN TERRACED PROPERTY | EXTENDED TO THE REAR TO PROVIDE AN EXCE...


Sold price history:	View
22/09/2023	£260,000
06/11/2019	£170,000

EPC: [View](#)

(Approx.) Sqft: 1,227 sq ft Price (€) per sqft: €211.88

[View floor plan](#)

[+ Add to report](#)



4 bedroom terraced house for sale

Boardman Street, Manchester, M30

NO LONGER ADVERTISED

Marketed from 6 Jul 2022 to 26 Jul 2022 (19 days) by Strike, Manchester

£275,000

Great Location | Well Presented Throughout | Four Double Bedrooms | Master En-Suite | Generous Ga...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,800 based on the analysis carried out by our letting team at **Let Property Management**.



£2,800 pcm

4 bedroom detached house

+ Add to report

Cedar Drive, Urmston, Manchester, M41

NO LONGER ADVERTISED

Marketed from 22 Mar 2024 to 12 Apr 2024 (21 days) by Thornley Groves, Sale

Stunning Four Bedroom Detached Home | Off-Road Parking and Garage | Expansive Gardens to the Rear...

Sold price history:

View

02/04/2024

£817,500

02/04/2024

£80,000

EPC:

View

(Approx.) Sqft: **2,336 sq ft** Price (€) per sqft: **€1.20**



£2,800 pcm

4 bedroom detached house

+ Add to report

Barton Road, Worsley, M28

NO LONGER ADVERTISED LET AGREED

Marketed from 24 Jul 2023 to 3 Jan 2024 (163 days) by Briscoe, Worsley

Available To Let on an Unfurnished Basis | Individually Designed | Four Bedroom Detached | Heart ...

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.



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