

LET PROPERTY PACK

INVESTMENT INFORMATION

Clippers Quay, Salford, M50
3BN

211445174

 www.letproperty.co.uk





Property Description

Our latest listing is in Clippers Quay, Salford, M50 3BN

Get instant cash flow of **£750** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£863** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Clippers Quay, Salford,
M50 3BN

211445174



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: £137.33

Ground Rent: £200

Lease Length: 132

Current Rent: £750

Market Rent: £863

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,937.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,312.50
SDLT Charge	£3,278
Legal Fees	£1,000.00
Total Investment	£31,590.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

 **£ 863**

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.



Returns Based on Rental Income	£750	£863
Mortgage Payments on £81,937.50 @ 5%	£341.41	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£137.33	
Ground Rent	£17.00	
Letting Fees	£75.00	£86.30
Total Monthly Costs	£585.74	£597.04
Monthly Net Income	£164.26	£265.96
Annual Net Income	£1,971.17	£3,191.57
Net Return	6.24%	10.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,465.57**
Adjusted To

Net Return **4.64%**

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

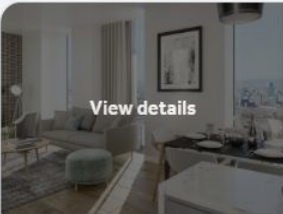
Annual Net Income **£1,756.82**
Adjusted To

Net Return **5.56%**

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 £125,000.



View details

£125,000

Studio flat for sale


[+ Add to report](#)

The Quays Apartments, Salford, Greater Manchester, M50

NO LONGER ADVERTISED

Marketed from 27 Nov 2023 to 27 Nov 2023 by KO ESTATES LTD, Manchester

Yields of up to 6% | High Specification from an Award Winning Developer | Guaranteed Rental



View details

£115,000

Studio flat for sale

[+ Add to report](#)

Abito 4 Clippers Quay Salford Quays

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 Jan 2024 to 2 Sep 2024 (227 days) by BEYOND RESIDENTIAL LIMITED, Salford Quays

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

Studio apartment

+ Add to report

X Q 7 Building, Taylorson Street South, Salford, Greater Manchester, M5

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Aug 2024 to 9 Sep 2024 (34 days) by Reeds Rains, Salford Quays City Living

Available From 05/09/2024 | Deposit £1,038.46 | Studio Apartment | 7th Floor | Decked Balcony |



£895 pcm

Studio flat

+ Add to report

ABITO, SALFORD QUAYS

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jul 2024 to 18 Sep 2024 (56 days) by The Good Estate Agency, 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 with 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.



 www.letproperty.co.uk

Clippers Quay, Salford, M50 3BN

211445174

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