

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

The Quays, Salford, Greater Manchester, M50 3SB

203555071

www.letproperty.co.uk





Property Description

Our latest listing is in The Quays, Salford, Greater Manchester, M50 3SB

Get instant cash flow of £1,000 per calendar month with a 9.6% Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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

LETPR®PERTY





The Quays, Salford, Greater Manchester, M50 3SB

203555071

Property Key Features

1 bedroom

1 bathroom

Allocated Parking Space Well Kept Building Factor Fees: £125.00 Ground Rent: £27.08 Lease Length: 134 Current Rent: £1,000

Lounge





Kitchen





Bedrooms





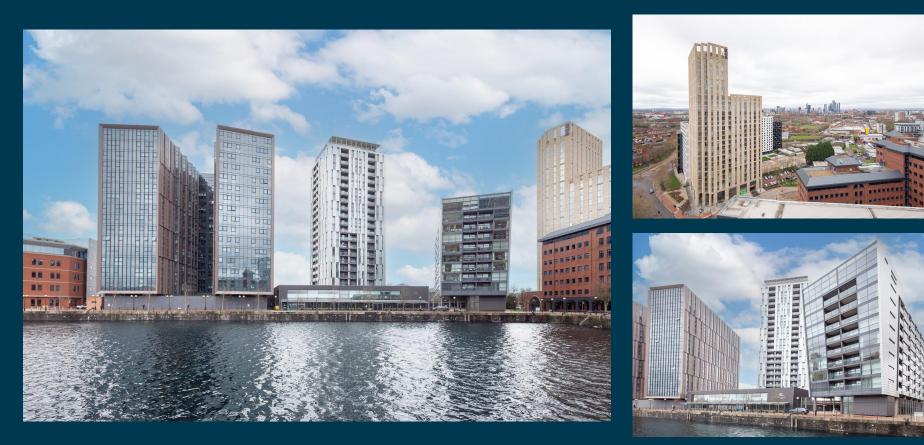
Bathroom



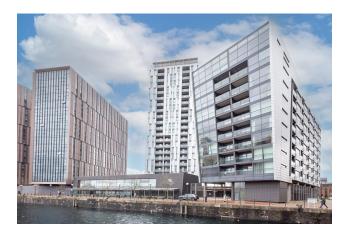


Exterior









Figures based on assumed purchase price of £125,000 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

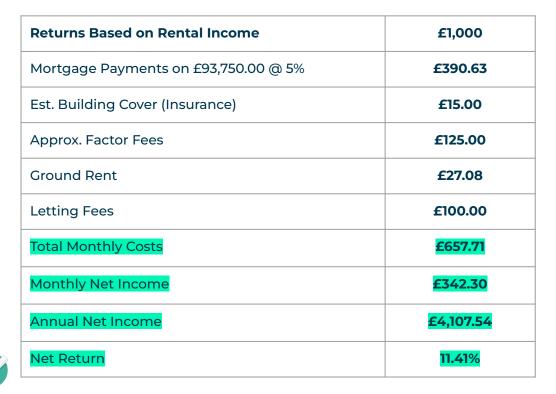


25% Deposit	£31,250.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£36,000.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month.





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 £2,107.54 Adjusted To

Net Return 5.85%

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

Annual Net Income £2,557.50 Adjusted To

Net Return

7.10%

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 £190,000.



£190,000



Millennium Tower, 250 The Quays, Salford, Greater Manchester, M50

NO LONGER ADVERTISED

19th floor apartment | Double Bedroom | Open-Plan Living Area/Kitchen | Balcony | Stunning views ...

Marketed from 24 Feb 2022 to 22 Dec 2022 (301 days) by Reeds Rains, Salford Quays City Living



£185,000

1 bedroom apartment for sale

Millennium Tower, 250 The Quays, Salford, Lancashire, M50

+ Add to report

+ Add to report

NO LONGER ADVERTISED SOLD STC

EWS1 Form Approved | Double glazing | Parking | Lounge/Dining Room/Kitchen | Water views | Electr...

Marketed from 6 Jan 2022 to 26 Sep 2022 (262 days) by Lawrence Copeland (Town & City Centre),

Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.

1 bedroom apartment

	1 bedroom apartment The Quays, Salford, M50	+ Add to report
DT	NO LONGER ADVERTISED Deposit £1269.23 EPC Grade = B 17th Floor 0 Allocated Parking F	One Double Bedroom Secure
£1,100 pcm	Marketed from 22 Sep 2023 to 22 Sep 2023 by Reeds Rains	s, Salford Quays City Living



£1,100 pcm

The Quays Salford M50	
NO LONGER ADVERTISED	LET AGREED
One Bedroom Apartment The furnished Salfo	hirteenth Floor Water views Secure parking Fully

+ Add to report

Marketed from 17 Jan 2023 to 16 Feb 2023 (30 days) by JLL, Manchester

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.







www.letproperty.co.uk

The Quays, Salford, Greater Manchester, M50 3SB

PROPERTY ID: 12345678

Interested in this property investment?

Make an offer or **book a viewing**

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.

