


LET PROPERTY PACK

INVESTMENT INFORMATION

Sandringham House, 15
Windsor Street Salford, M5
4AX

204657587

 www.letproperty.co.uk





Property Description

Our latest listing is in Sandringham House, 15 Windsor Street Salford, M5 4AX

Get instant cash flow of **£900** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

With a long term tenant currently situated, and a location that is accessible to various amenities, this property will be the perfect addition to an investors portfolio.

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



Sandringham House, 15
Windsor Street Salford,
M5 4AX

204657587



Property Key Features

1 Bedroom

1 Bathroom

Open Plan Lounge and Kitchen

Three Piece Bathroom

**Factor Fee and Ground Rent:
£650.00 per annum**

Lease Length: 250

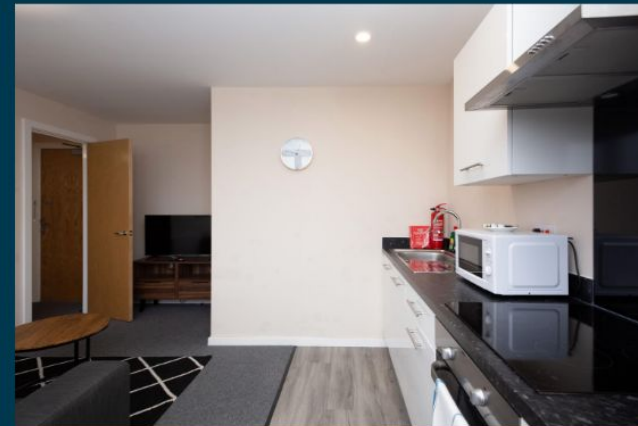
Current Rent: £900

Market Rent: £1,150

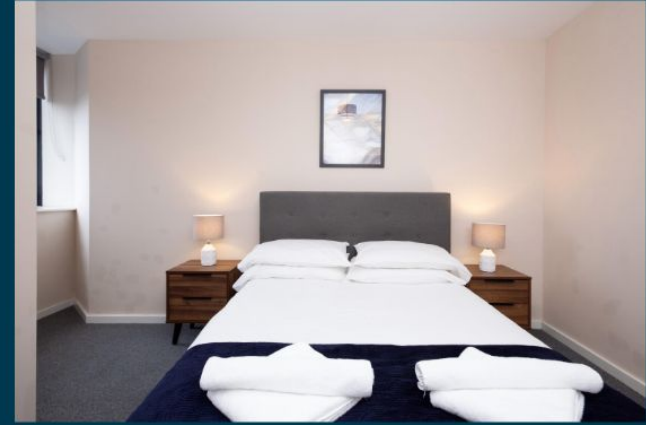
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 175,000.00

25% Deposit	£43,750.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£50,000.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£900	£1,150
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£650.00	
Ground Rent	£0.00	
Letting Fees	£90.00	£115.00
Total Monthly Costs	£1,301.88	£1,326.88
Monthly Net Income	-£401.88	-£176.88
Annual Net Income	-£4,822.50	-£2,122.50
Net Return	-9.65%	-4.25%

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 Adjusted To **-£4,422.50**

Net Return **-8.85%**

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

Annual Net Income Adjusted To **-£4,747.50**

Net Return **-9.50%**

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 £220,000.



£220,000

2 bedroom apartment for sale

Sandringham House, Manchester

+ Add to report

CURRENTLY ADVERTISED

HIGH SPECIFICATIONS THROUGHOUT | PARKING INCLUDED | PRIME LOCATION | PERFECT FOR INVESTORS | ...

Marketed from 17 Jan 2024 by North Property Group, Manchester



£220,000

2 bedroom apartment for sale

Sandringham House, Manchester

+ Add to report

CURRENTLY ADVERTISED

PERFECT FOR INVESTORS | PRIME LOCATION | HIGH TENANT DEMAND | HIGH SPECIFICATIONS THROUGHOUT | PA...

Marketed from 17 Jan 2024 by North Property Group, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,370 based on the analysis carried out by our letting team at **Let Property Management**.



£1,370 pcm

1 bedroom apartment

Anchorage Quay, Manchester, Greater Manchester, M50

+ Add to report

NO LONGER ADVERTISED

24-Hour concierge | Co-working spaces | Private dining room | Secure parcel room | Roof gardens |...

Marketed from 3 Apr 2024 to 12 Apr 2024 (9 days) by Eda, Salford Quays



£1,360 pcm

1 bedroom apartment

Anchorage Quay, Manchester, Greater Manchester, M50

+ Add to report

NO LONGER ADVERTISED






24-Hour concierge | Co-working spaces | Private dining room | Secure parcel room | Roof gardens |...

Marketed from 25 Mar 2024 to 8 Apr 2024 (13 days) by Eda, Salford Quays

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**
-  Current term of tenancy: **0-2 years**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

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

Sandringham House, 15 Windsor Street
Salford, M5 4AX

204657587

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.



LETPROPERTY