


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wilton Place Salford, M3  
6FT

205122165

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Wilton Place Salford, M3 6FT

Get instant cash flow of **£795** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Wilton Place Salford, M3  
6FT

205122165



## Property Key Features

**Studio Flat**

**1 Bathroom**

**Great Condition**

**Perfect Location for Working  
Professionals**

**Factor Fees: TBC**

**Ground Rent: £17 pm**

**Lease Length: 99 years**

**Current Rent: £795**

**Market Rent: £950**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 950



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	£795	£950
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£17.00	
Letting Fees	£79.50	£95.00
Total Monthly Costs	£470.88	£486.38
Monthly Net Income	£324.13	£463.63
Annual Net Income	£3,889.50	£5,563.50
Net Return	10.96%	15.67%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,663.50**  
Adjusted To

Net Return                      **10.32%**

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

Annual Net Income      **£4,042.50**  
Adjusted To

Net Return                      **11.39%**

# 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 £120,000.



£120,000

## Studio flat for sale

+ Add to report

Abito, 85 Greengate, Salford, M3

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jan 2024 to 9 Aug 2024 (197 days) by eXp UK, North West

No Vendor Chain | Fifth Floor Studio | Private Balcony | Close to Victoria Train Station | On-Sit...



£118,000

## Studio flat for sale

+ Add to report

Greengate, Salford, Greater Manchester

CURRENTLY ADVERTISED

Marketed from 1 Nov 2024 by Leaders Sales, Fallowfield

Eighth Floor | Balcony | Ideal Buy to Let or First Time Home | Central Location | Virtual Tour Av...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £970 based on the analysis carried out by our letting team at **Let Property Management**.



£970 pcm

## Studio flat

+ Add to report

Dearmans Place, Manchester, Greater Manchester, M3

NO LONGER ADVERTISED

Marketed from 18 Jul 2024 to 18 Jul 2024 by Dandara Living, Manchester, Chapel Wharf

Outside Space - Each home has a balcony or a terrace that runs the full length of the apartment. ...



£966 pcm

## Studio flat

+ Add to report

One Cross Street, 1 Bedroom Studio Apartment

NO LONGER ADVERTISED

Marketed from 30 Nov 2023 to 18 Oct 2024 (322 days) by My Apartments, Manchester Apartments

Superfast Wi-Fi | Sustainable features throughout | Smart technologies | Fully furnished | 24-hou...

# 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: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



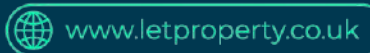
Payment history: **On time for length of tenancy**



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.



Wilton Place Salford, M3 6FT

205122165

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**