

LET PROPERTY PACK

INVESTMENT INFORMATION

Taylorson Street South,
Ordsall Lane, Salford,
Manchester M5

209357288

 www.letproperty.co.uk





Property Description

Our latest listing is in Taylorson Street South, Ordsall Lane, Salford, Manchester M5

Get instant cash flow of **£1,025** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,245** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 Bedrooms

2 Bathrooms

Ensuite Bathroom

Balcony

Factor Fees: £0.00

Ground Rent: £100.00

Lease Length: 230 years

Current Rent: £1,025

Market Rent: £1,245

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000

25% Deposit	£47,500.00
SDLT Charge	5700
Legal Fees	£1,000.00
Total Investment	£54,200.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £1,025 per calendar month but the potential market rent is

£ 1,245

Returns Based on Rental Income	£1,025	£1,245
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£100.00	
Letting Fees	£102.50	£124.50
Total Monthly Costs	£811.25	£833.25
Monthly Net Income	£214	£412
Annual Net Income	£2,565	£4,941
Net Return	4.73%	9.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,451**
Adjusted To

Net Return **4.52%**

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

Annual Net Income **£3,291**
Adjusted To

Net Return **6.07%**

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 £215,000.



£215,000

2 bedroom flat for sale

+ Add to report

X Q 7 Building, Taylorson Street South, Salford, M5 3FP

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 16 Mar 2024 by C & R Properties Ltd, Salford Manchester



£175,000

2 bedroom apartment for sale

+ Add to report

Taylorson Street South, Salford

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2018 to 16 Jul 2018 (39 days) by Leaders Sales, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom apartment

+ Add to report

928 XQ7, Taylorson Street South, Salford Quays, Manchester

CURRENTLY ADVERTISED

Marketed from 24 Jun 2024 by Brink Riley, Leicester



£900 pcm

2 bedroom apartment

+ Add to report

Taylorson Street South, Salford, M5

NO LONGER ADVERTISED






LET AGREED

Marketed from 20 Jun 2017 to 9 Aug 2017 (50 days) by Thornley Groves, Manchester
Southern Gateway

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: **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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Salford, Manchester M5

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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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