

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Clippers Quay, Manchester,  
M50

211445174

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





## Property Description

Our latest listing is in Clippers Quay, Manchester, M50

Get instant cash flow of **£750** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£896** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Clippers Quay,  
Manchester, M50

211445174



## Property Key Features

**Studio Flat**

**1 bathroom**

**Balcony**

**Easy Access to Local Amenities**

**Factor Fees: £137 pm**

**Ground Rent: £16 pm**

**Lease Length: 133 years**

**Current Rent: £750**

**Market Rent: £896**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit £27,250.00

SDLT Charge £5,450

Legal Fees £1,000.00

**Total Investment £33,700.00**

# Projected Investment Return



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

£ 896



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	£896
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£137.00	
Ground Rent	£16.00	
Letting Fees	£75.00	£89.60
Total Monthly Costs	£583.63	£598.23
Monthly Net Income	£166.38	£297.78
Annual Net Income	£1,996.50	£3,573.30
Net Return	5.92%	10.60%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,781.30**  
Adjusted To

Net Return                      **5.29%**

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

Annual Net Income      **£2,130.30**  
Adjusted To

Net Return                      **6.32%**

# 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 £117,000.



£117,000

## Studio flat for sale

+ Add to report

Abito 4 Clippers Quay Salford Quays

CURRENTLY ADVERTISED

Marketed from 28 Jan 2025 by BEYOND RESIDENTIAL LIMITED, Salford Quays

Studio Apt | Top Floor | Water Facing | Balcony



£115,000

## Studio flat for sale

+ Add to report

Michigan Point Tower A 9, Michigan Avenue SALFORD M50 2HB

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 May 2024 to 17 Sep 2024 (133 days) by yieldit, Manchester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

## Studio flat

+ Add to report

Pink, Media City Uk, Salford

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jul 2024 to 13 Sep 2024 (73 days) by BEYOND RESIDENTIAL LIMITED, Salford Quays

Beyond Property are very pleased to offer for let this fantastic studio apartment. The Number One...



£900 pcm

## Studio flat

+ Add to report

No.1 Media City, Media City Uk, Salford, M50

NO LONGER ADVERTISED

Marketed from 30 Nov 2023 to 6 Jan 2024 (37 days) by OpenRent, London



# 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 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.



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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.



**LETPROPERTY**