

LET PROPERTY PACK

INVESTMENT INFORMATION

Clippers Quay, Salford, M50

211445174

 www.letproperty.co.uk





Property Description

Our latest listing is in Clippers Quay, Salford, M50

Get instant cash flow of **£800** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£896** which would provide the investor a Gross Yield of **11.1%** 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...



Clippers Quay, Salford,
M50

211445174



Property Key Features

Studio Flat

1 Bathroom

Allocated Parking (being rented separately)

Well-Maintained Property

Factor Fees: £137.00 PM

Ground Rent: £16.00 PM

Lease Length: 133 years

Current Rent: £800

Market Rent: £896

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 97,000

SDLT Charge **£4,850**

Legal Fees **£1,000**

Total Investment **£102,850**

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 896



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£800	£896
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£137.00	
Ground Rent	£16.00	
Letting Fees	£80.00	£89.60
Total Monthly Costs	£248.00	£257.60
Monthly Net Income	£552.00	£638.40
Annual Net Income	£6,624.00	£7,660.80
Net Return	6.44%	7.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,869**
Adjusted To

Net Return **5.71%**

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

Perfect investment opportunity | Luxurious smart pad | 15th floor apartment | High quality finish...

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

No Agent Fees | Students Can Enquire | Property Reference Number: 1912693

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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Clippers Quay, Salford, M50

PROPERTY ID: 12345678

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