

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Clippers Quay, Salford, M50

211445174











### **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



**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





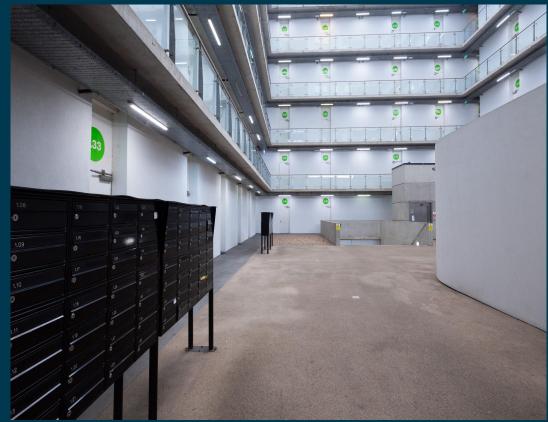
# Bathroom





# **Exterior**







## **Initial Outlay**





**ASSUMED PURCHASE PRICE** 



SDLT Charge £4,850

Legal Fees £1,000

Total Investment £102,850

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

### **Projected Investment Return**





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

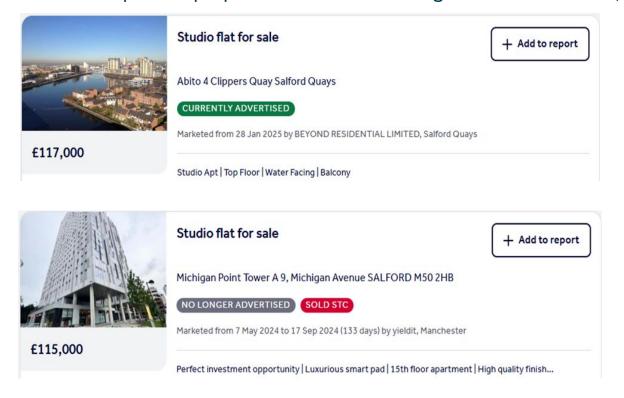
Adjusted To

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.



## 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**.





### **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: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985** 



Clippers Quay, Salford, M50



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.