

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Adelphi Street,  
Manchester, M3

211600766

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





## Property Description

Our latest listing is in Adelphi Street, Manchester, M3.

Get instant cash flow of **£1,300** per calendar month with a **6.0%** Gross Yield for investors.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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## Property Key Features

**2 Bedrooms**

**2 Bathroom**

**Underground Parking**

**Spacious Rooms**

**Factor Fees: £725 pm**

**Ground Rent: £25 pm**

**Lease Length: 241 years**

**Current Rent: £1,300**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £259,000.00 and borrowing of £194,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 259,000.00

25% Deposit	£64,750.00
SDLT Charge	£13,400
Legal Fees	£1,000.00
Total Investment	£79,150.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,300 per calendar month.



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	£1,300
Mortgage Payments on £194,250.00 @ 5%	£809.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£725.00
Ground Rent	£25.00
Letting Fees	£130.00
Total Monthly Costs	£1,704.38
Monthly Net Income	-£404.38
Annual Net Income	-£4,852.50
Net Return	-6.13%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£7,452.50**  
Adjusted To

Net Return                      **-9.42%**

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



Annual Net Income      **-£8,437.50**  
Adjusted To

Net Return                      **-10.66%**

# 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 £265,000.

 <p><b>£265,000</b></p>	<p><b>3 bedroom house for sale</b></p> <p>G13 Adelphi Wharf, 7 Adelphi Street, Salford, M3</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 10 May 2022 to 16 Oct 2023 (523 days) by QUBE Residential, Salford Quays</p> <p><a href="#">+ Add to report</a></p>
 <p><b>£260,000</b></p>	<p><b>3 bedroom apartment for sale</b></p> <p>Adelphi Wharf, Salford</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 11 Oct 2023 to 20 Mar 2024 (160 days) by Kaytons Estate Agents, Manchester</p> <p><a href="#">+ Add to report</a></p>



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

## 2 bedroom flat

Salford, Salford, M3

**CURRENTLY ADVERTISED**

Marketed from 3 Feb 2025 by OpenRent, London

+ Add to report



£1,800 pcm

## 4 bedroom house

Adelphi Wharf 1C, 11 Adelphi Street, Salford, Greater Manchester, M3

**NO LONGER ADVERTISED**

Marketed from 28 Feb 2024 to 8 Mar 2024 (9 days) by QUBE Residential,

+ Add to report

# 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**