

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lower Broughton Road,  
Salford, M7

212795876

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





## Property Description

Our latest listing is in Lower Broughton Road, Salford, M7

Get instant cash flow of **£950** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.7%** 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

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Parking Space Available**

**Factor Fees: £120.00 PM**

**Ground Rent: £21.00 PM**

**Lease Length: 994 years**

**Current Rent: £950**

**Market Rent: £1,150**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £158,000.00 and borrowing of £118,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 158,000.00

25% Deposit £39,500.00

SDLT Charge £8,560

Legal Fees £1,000.00

Total Investment £49,060.00

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,150



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	£950	£1,150
Mortgage Payments on £118,500.00 @ 5%	£493.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£21.00	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£744.75	£764.75
Monthly Net Income	£205.25	£385.25
Annual Net Income	£2,463.00	£4,623.00
Net Return	5.02%	9.42%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,323.00**  
Adjusted To

Net Return                      **4.74%**

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

Annual Net Income      **£2,505.00**  
Adjusted To

Net Return                      **5.11%**



# 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 £162,500.



**£162,500**

## 2 bedroom apartment for sale

Broughton Place, 266 Lower Broughton Road

**NO LONGER ADVERTISED**

Marketed from 30 Mar 2020 to 9 Nov 2020 (223 days) by Pad Residential, Manchester

[+ Add to report](#)



**£152,000**

## 2 bedroom apartment for sale

Broughton Place, 266 Lower Broughton Road, Salford, M7

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 31 Jan 2021 to 27 Oct 2021 (269 days) by Thornley Groves, Manchester Southern Gateway

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.



£1,195 pcm

## 1 bedroom apartment

Empyrean, Salford, M7

**CURRENTLY ADVERTISED**

Marketed from 11 Feb 2025 by Simple Life, Simple Life

+ Add to report



£1,150 pcm

## 1 bedroom apartment

Empyrean, Salford, M7

**CURRENTLY ADVERTISED**

Marketed from 15 Nov 2024 by Simple Life, Simple Life

+ 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.



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