

LET PROPERTY PACK

INVESTMENT INFORMATION

Taylorson Street South,
Manchester, M5 3FN

214714906

 www.letproperty.co.uk





Property Description

Our latest listing is in Taylorson Street South, Manchester, M5 3FN

Get instant cash flow of **£795** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£1,190** which would provide the investor a Gross Yield of **14.1%** 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...



Taylorson Street South,
Manchester, M5 3FN

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Property Key Features

Studio Flat

1 Bathroom

Contemporary Kitchen

Three-Piece Bath

Easy Access to Local Amenities

Factor Fees: £208 pm

Ground Rent: £10 pm

Lease Length: 228 years

Current Rent: £795

Market Rent: £1,190

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £101,000.00 and borrowing of £75,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 101,000.00

25% Deposit	£25,250.00
SDLT Charge	£5,050
Legal Fees	£1,000.00
Total Investment	£31,300.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 1,190



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	£795	£1,190
Mortgage Payments on £75,750.00 @ 5%	£315.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£208.00	
Ground Rent	£10.41	
Letting Fees	£79.50	£119.00
Total Monthly Costs	£628.54	£668.04
Monthly Net Income	£166.47	£521.97
Annual Net Income	£1,997.58	£6,263.58
Net Return	6.38%	20.01%

Return Stress Test Analysis Report



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

Annual Net Income **£3,883.58**
Adjusted To

Net Return **12.41%**

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



Annual Net Income **£4,873.50**
Adjusted To

Net Return **15.57%**

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 £107,950.

 <p>£107,950</p>	<h3>Studio flat for sale</h3> <p>Clippers Quay, Salford</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 4 Sep 2023 by Stevenson Whyte, Manchester</p> <p>Studio apartment Salford Quays 24 hour concierge Third floor Balcony Stunning water vie...</p> + Add to report
 <p>£105,000</p>	<h3>Studio flat for sale</h3> <p>Abito 4 Clippers Quay Salford Quays</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 5 Jan 2023 to 20 Feb 2024 (410 days) by BEYOND RESIDENTIAL LIMITED, Salford Quays</p> <p>Studio Apartment Balcony Excellent Salford Quays Location Floor to Ceiling Windows Close ...</p> + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,207 based on the analysis carried out by our letting team at **Let Property Management**.



£1,207 pcm

Studio flat

+ Add to report

Clay Salford Quays, Anchorage Quay, Manchester, Greater Manchester, M50

NO LONGER ADVERTISED

Marketed from 28 Nov 2024 to 5 Dec 2024 (7 days) by Clay Life, Clay

Zero Deposit Option with Flatfair | Rooftop Terrace for Sunrises & Sunsets | Collaborative & Cre...



£1,199 pcm

Studio flat

+ Add to report

Clay, Salford Quays, M50

NO LONGER ADVERTISED

Marketed from 14 Jan 2025 to 16 Jan 2025 (1 days) by Home Made, London

Fully equipped gym & fitness studio | Modern coworking spaces | Stylish residents' lounge with a ...

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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