

LET PROPERTY PACK

INVESTMENT INFORMATION

XQ7 Building, Taylorson
Street South, Salford, M5

215399435

 www.letproperty.co.uk





Property Description

Our latest listing is in XQ7 Building, Taylorson Street South, Salford, M5

Get instant cash flow of **£1,310** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£1,350** which would provide the investor a Gross Yield of **8.1%** 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

2 Bedrooms

2 Bathrooms

Modern and Good Condition

Balcony

Factor Fees: £282.00 pm

Ground Rent: £9.50 pm

Lease Length: 228 years

Current Rent: £1,310

Market Rent: £1,350

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£11,500
Legal Fees	£1,000.00
Total Investment	£62,500.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £1,310 per calendar month but the potential market rent is

£ 1,350

Returns Based on Rental Income	£1,310	£1,350
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£282.00	
Ground Rent	£9.50	
Letting Fees	£131.00	£135.00
Total Monthly Costs	£1,062.50	£1,066.50
Monthly Net Income	£247.50	£283.50
Annual Net Income	£2,970.00	£3,402.00
Net Return	4.75%	5.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£702.00**
Adjusted To

Net Return **1.12%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£516.00**
Adjusted To

Net Return **0.83%**

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 £180,000.



£180,000

2 bedroom apartment for sale

Taylorson Street South, Salford, M5

CURRENTLY ADVERTISED

Marketed from 15 Nov 2024 by Reeds Rains, Salford Quays City Living

[+ Add to report](#)



£160,000

2 bedroom apartment for sale

Taylorson Street South, Salford, Greater Manchester, M5 3FN

CURRENTLY ADVERTISED

Marketed from 10 Jan 2025 by Miller Metcalfe, Worsley

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

2 bedroom apartment

XQ7, Taylorson St South, M5 3FN

CURRENTLY ADVERTISED

Marketed from 31 Jan 2025 by Manlets, Manchester

[+ Add to report](#)



£1,300 pcm

2 bedroom apartment

Taylorson Street South, Salford, Greater Manchester, M5

NO LONGER ADVERTISED

Marketed from 7 Sep 2022 to 8 Sep 2022 by Reeds Rains, Salford Quays City Living

[+ 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**



Current term of tenancy: **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.



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Salford, M5

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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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