

LET PROPERTY PACK

INVESTMENT INFORMATION

Middlewood Street,
Salford, M5 4LW

219319007

 www.letproperty.co.uk





Property Description

Our latest listing is in Middlewood Street, Salford, M5 4LW

Get instant cash flow of **£975** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£1,569** which would provide the investor a Gross Yield of **14.48%** 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...



Middlewood Street,
Salford, M5 4LW

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Property Key Features

2 Bedrooms

1 Bathroom

Communal Rear Garden

Easy Access to Local Amenities

Factor Fees: £336 pm

Ground Rent: £42 pm

Lease Length: 129 years

Current Rent: £975

Market Rent: £1,569

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

| | |
|------------------|------------|
| 25% Deposit | £37,500.00 |
| SDLT Charge | £8,000 |
| Legal Fees | £1,000.00 |
| Total Investment | £46,500.00 |

Projected Investment Return



The monthly rent of this property is currently set at £975 per calendar month but the potential market rent is

£1,569



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



| Returns Based on Rental Income | £975 | £1,569 |
|---------------------------------------|---------|-----------|
| Mortgage Payments on £112,500.00 @ 5% | £468.75 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £336.00 | |
| Ground Rent | £42.00 | |
| Letting Fees | £97.50 | £156.90 |
| Total Monthly Costs | £959.25 | £1,018.65 |
| Monthly Net Income | £15.75 | £550.35 |
| Annual Net Income | £189.00 | £6,604.20 |
| Net Return | 0.41% | 14.20% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,466.20**
Adjusted To

Net Return **7.45%**

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

Annual Net Income **£4,858.20**
Adjusted To

Net Return **10.45%**

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 £170,000.



£170,000

2 bedroom flat for sale

Ordsall Lane, Salford, M5

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Jan 2025 by Sellmyhome.co.uk, Leicester

+ Add to report

2 DOUBLE BEDROOMS | SOLD VIA MODERN METHOD OF AUCTION | SECURED ACCESS TO GATED DEVELOPMENT | 2 B...



£165,000

2 bedroom flat for sale

Middlewood Street, Manchester, M5

CURRENTLY ADVERTISED

Marketed from 8 Apr 2025 by Let Property Sales & Management, Glasgow

+ Add to report

Buy-to-Let Opportunity | Long Term Tenant Currently Situated | Likely to attract enquiries from S...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,655 based on the analysis carried out by our letting team at **Let Property Management**.



£1,655 pcm

2 bedroom apartment

+ Add to report

Hulme Street, Manchester, Greater Manchester, M5

CURRENTLY ADVERTISED

Marketed from 15 Jul 2025 by Greystar, Oxbow, Salford

2 bedroom, 2 bathroom brand new apartment | Pet Friendly | 24/7 Onsite Team | Podium Courtyard Ga...



£1,600 pcm

2 bedroom apartment

+ Add to report

Block A Railings, Shale Lane, M5

NO LONGER ADVERTISED

Marketed from 14 Jan 2025 to 14 Jan 2025 by Henry Wiltshire, Manchester

Canal Side Location | New Build | Fifth Floor | Available 24th January 2025 | Jack & Jill Bathro...

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.



www.letproperty.co.uk

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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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