

LET PROPERTY PACK

INVESTMENT INFORMATION

Town Hall, Salford,
Manchester, M36

221821934

 www.letproperty.co.uk





Property Description

Our latest listing is in Town Hall, Salford, Manchester, M36

Get instant cash flow of **£8,715** per calendar month with a **12.8%** Gross Yield for investors.

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

Portfolio of 10 Flats

Studio Flats

Modern Kitchen

Good Condition

Factor Fees: £3,038.00 pm

Ground Rent: £416.66 pm

Lease Length: 900 years

Current Rent: £8,715

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £820,000.00 and borrowing of £615,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 820,000.00

25% Deposit £205,000.00

SDLT Charge £72,000

Legal Fees £1,000.00

Total Investment £278,000.00

Projected Investment Return



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



Returns Based on Rental Income	£8,715
Mortgage Payments on £615,000.00 @ 5%	£2,562.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£3,038.00
Ground Rent	£416.66
Letting Fees	£871.50
Total Monthly Costs	£6,903.66
Monthly Net Income	£1,811.34
Annual Net Income	£21,736.08
Net Return	7.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,306.08**
Adjusted To

Net Return **1.55%**

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

Annual Net Income **£14,436.00**
Adjusted To

Net Return **5.19%**

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 £1,030,000.



£1,030,000

9 bedroom block of apartments for sale

+ Add to report

City Gate, 5 Blantyre Street, Manchester, Greater Manchester, M15

CURRENTLY ADVERTISED

Marketed from 9 Nov 2023 by Blue Alpine, London



£725,000

5 bedroom apartment for sale

+ Add to report

Thomas Street, Manchester, Greater Manchester, M4

NO LONGER ADVERTISED

Marketed from 28 Sep 2023 to 1 Jul 2024 (276 days) by Rothmore Property, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £9,995 based on the analysis carried out by our letting team at **Let Property Management**.



£9,995 pcm

5 bedroom apartment

CENTURY BUILDINGS, ST MARY'S PARSONAGE, MANCHESTER

CURRENTLY ADVERTISED

Marketed from 4 Nov 2025 by The Good Estate Agency, Manchester

+ Add to report



£6,350 pcm

8 bedroom house

Crescent, Salford

NO LONGER ADVERTISED

Marketed from 5 Dec 2024 to 12 Dec 2024 (6 days) by Thorpe & Co, Salford

+ Add to report

Current Tenant Profile



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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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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