

LET PROPERTY PACK

INVESTMENT INFORMATION

Taylorson Street South,
Salford, M5 3FP

222680651

 www.letproperty.co.uk





Property Description

Our latest listing is in Taylorson Street South, Salford, M5 3FP

Get instant cash flow of **£834** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£901** which would provide the investor a Gross Yield of **10.4%** 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,
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Property Key Features

Studio Flat

1 Bathroom

Easy Access to Local Amenities

Well-Equipped Kitchen

Factor Fees: £208.00 PM

Ground Rent: £10.41 PM

Lease Length: 228 years

Current Rent: £834

Market Rent: £901

Lounge



Kitchen



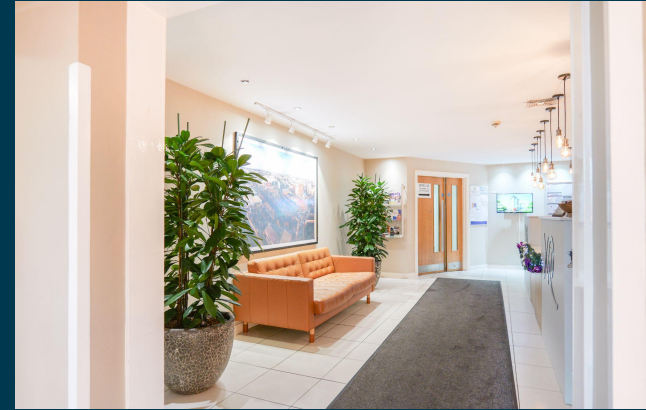
Bed Space



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit £26,000.00

SDLT Charge £5,200

Legal Fees £1,000.00

Total Investment £32,200.00

Projected Investment Return



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



The monthly rent of this property is currently set at £834 per calendar month but the potential market rent is

£ 901

Returns Based on Rental Income	£834	£901
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£208.00	
Ground Rent	£10.41	
Letting Fees	£83.40	£90.10
Total Monthly Costs	£641.81	£648.51
Monthly Net Income	£192.19	£252.49
Annual Net Income	£2,306.28	£3,029.88
Net Return	7.16%	9.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,227.88**
Adjusted To

Net Return **3.81%**

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

Annual Net Income **£1,594.80**
Adjusted To

Net Return **4.95%**

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 £164,995



£164,995

Studio flat for sale



Pomona Strand, Manchester, Greater Manchester, M16

NO LONGER ADVERTISED

Marketed from 21 Jun 2024 to 6 May 2025 (319 days) by TK Property Group Ltd, Covering



£149,995

Studio flat for sale



Pomona Strand, Manchester, Greater Manchester, M16

NO LONGER ADVERTISED

Marketed from 28 Nov 2024 to 30 Jun 2025 (213 days) by TK Property Group Ltd, Covering

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

Studio flat

Abito, Clippers Quay Salford M50

NO LONGER ADVERTISED

Marketed from 27 May 2025 to 27 May 2025 by Kingsdene Ltd, Manchester



£875 pcm

Studio flat

Abito, Salford, M50

NO LONGER ADVERTISED

Marketed from 6 Dec 2024 to 18 Dec 2024 (11 days) by OpenRent, London



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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
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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