

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Taylorson Street South,  
Salford, M5

222680666

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

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

Get instant cash flow of **£840** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£914** which would provide the investor a Gross Yield of **12.0%** 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...



Taylorson Street South,  
Salford, M5

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## Property Key Features

**Studio Flat**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: £208 pm**

**Ground Rent: £10.41 pm**

**Lease Length: 228 years**

**Current Rent: £840**

**Market Rent: £914**



# Lounge



# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

# 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 £840 per calendar month but the potential market rent is

£ 914

Returns Based on Rental Income	£840	£914
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£208.00	
Ground Rent	£10.41	
Letting Fees	£84.00	£91.40
Total Monthly Costs	£639.29	£646.69
Monthly Net Income	£200.72	£267.32
Annual Net Income	£2,408.58	£3,207.78
Net Return	7.55%	10.06%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,379.78**  
Adjusted To

Net Return                      **4.33%**

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

Annual Net Income      **£1,787.70**  
Adjusted To

Net Return                      **5.60%**



# 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 £115,000.



£115,000

## Studio flat for sale

+ Add to report

Abito 4 Clippers Quay Salford Quays

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jan 2024 to 2 Sep 2024 (227 days) by BEYOND RESIDENTIAL LIMITED, Salford Quays



£90,000

## Studio flat for sale

+ Add to report

Xq7, Taylorson Street South, Salford

CURRENTLY ADVERTISED

Marketed from 24 Oct 2025 by Jordan Fishwick, Manchester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

## Studio flat

+ Add to report

The Gateway, 15 Trafford Road, Salford, M5

NO LONGER ADVERTISED

Marketed from 16 Nov 2023 to 5 Dec 2023 (19 days) by X1 Sales and Lettings, Salford



£900 pcm

## Studio apartment

+ Add to report

X Q 7 Building, Taylorson Street South, Salford, Greater Manchester, M5

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Aug 2025 to 20 Oct 2025 (61 days) by Reeds Rains, Salford Quays City Living

# 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 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.



**LETPROPERTY**