

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Taylorson Street South,  
Salford, M5

222680651

 [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 **£834** per calendar month with a **10.9%** Gross Yield for investors.

This property has a potential to rent for **£901** which would provide the investor a Gross Yield of **11.8%** 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,  
Salford, M5

222680651



## Property Key Features

**Studio Flat**

**1 Bathroom**

**Easy Access to Local Amenities**

**Well-Equipped Kitchen**

**Factor Fees: £208.00**

**Ground Rent: £10.41**

**Lease Length: 228 years**

**Current Rent: £834**

**Market Rent: £901**

# Lounge



# Kitchen



# Bed Space



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 92,000

SDLT Charge	<b>£4,600</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£97,600</b>

# Projected Investment Return



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

£ 901



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



Returns Based on Rental Income	£834	£901
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£208.00	
Ground Rent	£10.41	
Letting Fees	£83.40	£90.10
<b>Total Monthly Costs</b>	<b>£316.81</b>	<b>£323.51</b>
<b>Monthly Net Income</b>	<b>£517.19</b>	<b>£577.49</b>
<b>Annual Net Income</b>	<b>£6,206.28</b>	<b>£6,929.88</b>
<b>Net Return</b>	<b>6.36%</b>	<b>7.10%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,128**  
Adjusted To

Net Return                      **5.25%**



# 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, Coverir

# 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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Taylorson Street South, Salford, M5

PROPERTY ID: 12345678

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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