

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Oldfield Road, Salford, M5

225409350

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





## Property Description

Our latest listing is in Oldfield Road, Salford, M5

Get instant cash flow of **£1,050** per calendar month with a **8.2%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Oldfield Road, Salford, M5

225409350



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Easy Access to Local Amenities**

**Factor Fees: £165.90 PM**

**Ground Rent: £22.09 PM**

**Lease Length: 107 years**

**Current Rent: £1,050**

# Lounge



# Kitchen



# Bedrooms



# Bathroom





## ASSUMED PURCHASE PRICE

£ 153,000

SDLT Charge	£8,210
Legal Fees	£1,000
Total Investment	£162,210

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

# Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month.



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



<b>Returns Based on Rental Income</b>	<b>£1,050</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£165.90</b>
Ground Rent	<b>£22.09</b>
Letting Fees	<b>£105.00</b>
<b>Total Monthly Costs</b>	<b>£307.99</b>
<b>Monthly Net Income</b>	<b>£742.01</b>
<b>Annual Net Income</b>	<b>£8,904.12</b>
<b>Net Return</b>	<b>5.49%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,804**  
Adjusted To

Net Return                      **4.19%**



# 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 £142,000.



£142,000

## 1 bedroom apartment for sale

+ Add to

Adelphi Street, Manchester, Greater Manchester, M3

NO LONGER ADVERTISED

Marketed from 31 May 2024 to 2 May 2025 (335 days) by Ying Wah Property, Manchester



£140,000

## 1 bedroom apartment for sale

+ Add to

Oldfield Road, Salford

NO LONGER ADVERTISED

Marketed from 15 May 2021 to 8 Jul 2021 (53 days) by Kaytons Estate Agents, Manchester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 1 bedroom apartment

+ Add to report

Atelier, Chapel Street, Salford, M3 5LB

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Mar 2025 to 8 Apr 2025 (21 days) by C & R Properties Ltd, Salford Manchester



£1,100 pcm

## 1 bedroom flat

+ Add to report

Middlewood Locks, Lockgate Square, Manchester, M5

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jun 2023 to 17 Aug 2023 (65 days) by John D Wood & Co, Docklands & City, Docklands & City

# 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**

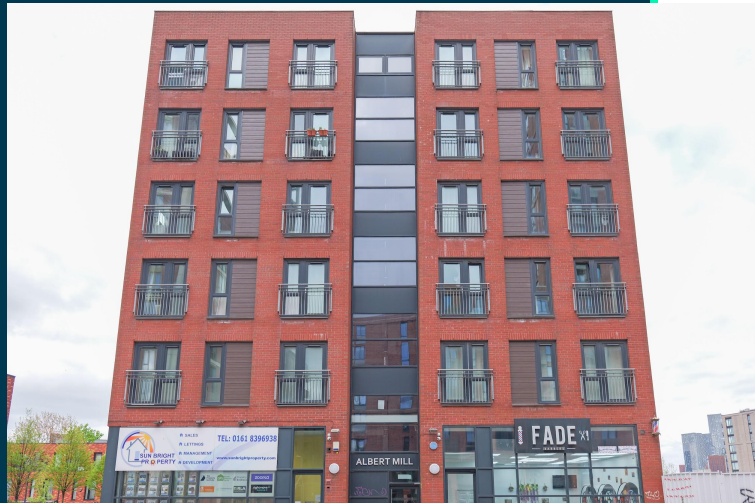
 Fully compliant tenancy: **Yes**

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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PROPERTY ID: 225409350

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**