TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Windsor Street Salford, M5



201994460

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Windsor Street Salford, M5

Rent currently agreed with tenant of **£1,100** per calendar month which calculates to a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Windsor Street Salford, M5

201994460

Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Spacious Rooms
- Easy Access to Local Amenities

- Factor Fees: In Legal Pack
- Ground Rent: In Legal Pack
- Lease Length: In Legal Pack
- Current Rent: £1,100
- Market Rent: £1,150

Lounge







Kitchen







Bedrooms







Bathroom



Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£154,000

10% Deposit (£5,000 Minimum)	**£15,400**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£21,400**
Purchase Balance	**£138,600**
SDLT Charge	**£8,280**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£147,880**

Your total all in costs would be ~£147,880 after taxes and fees based on a purchase price of £154,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £279,995.



2 bedroom apartment for sale

+ Add to report

Rowland Street, Manchester, Greater Manchester, M5

NO LONGER ADVERTISED

Marketed from 7 Nov 2024 to 22 Sep 2026 (683 days) by TK Property Group Ltd, Covering Manchester

£279,995



2 bedroom flat for sale

+ Add to report

Goodiers Drive, SALFORD, Lancashire, M5

NO LONGER ADVERTISED

Marketed from 18 Apr 2026 to 10 Oct 2026 (174 days) by Bridgfords, Manchester

£190,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our lettings team.



2 bedroom apartment

+ Add to report

Regent Plaza, Block B, Oldfield Road, Salford

NO LONGER ADVERTISED | LET AGREED

Marketed from 31 May 2026 to 6 Aug 2026 (67 days) by International Property Partners, Covering Greater Manchester

£1,350 pcm



2 bedroom apartment

+ Add to report

Southwood House, Goodiers Drive

NO LONGER ADVERTISED

Marketed from 17 Jun 2026 to 27 Aug 2026 (71 days) by Cert Property, Manchester

£1,300 pcm



Windsor Street Salford, M5

PROPERTY ID: 201994460

Interested in this **property investment?**

Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.