LET PROPERTY PACK

INVESTMENT INFORMATION

Clippers Quay, Salford, M50

227164818

www.letproperty.co.uk

Property Description

Our latest listing is in Clippers Quay, Salford, M50

Get instant cash flow of **£850** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£928** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to 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.

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

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Property Key Features

Studio Flat

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £141.67 PM

Ground Rent: £20.00 PM

Lease Length: 131 years

Current Rent: £850

Market Rent: £928

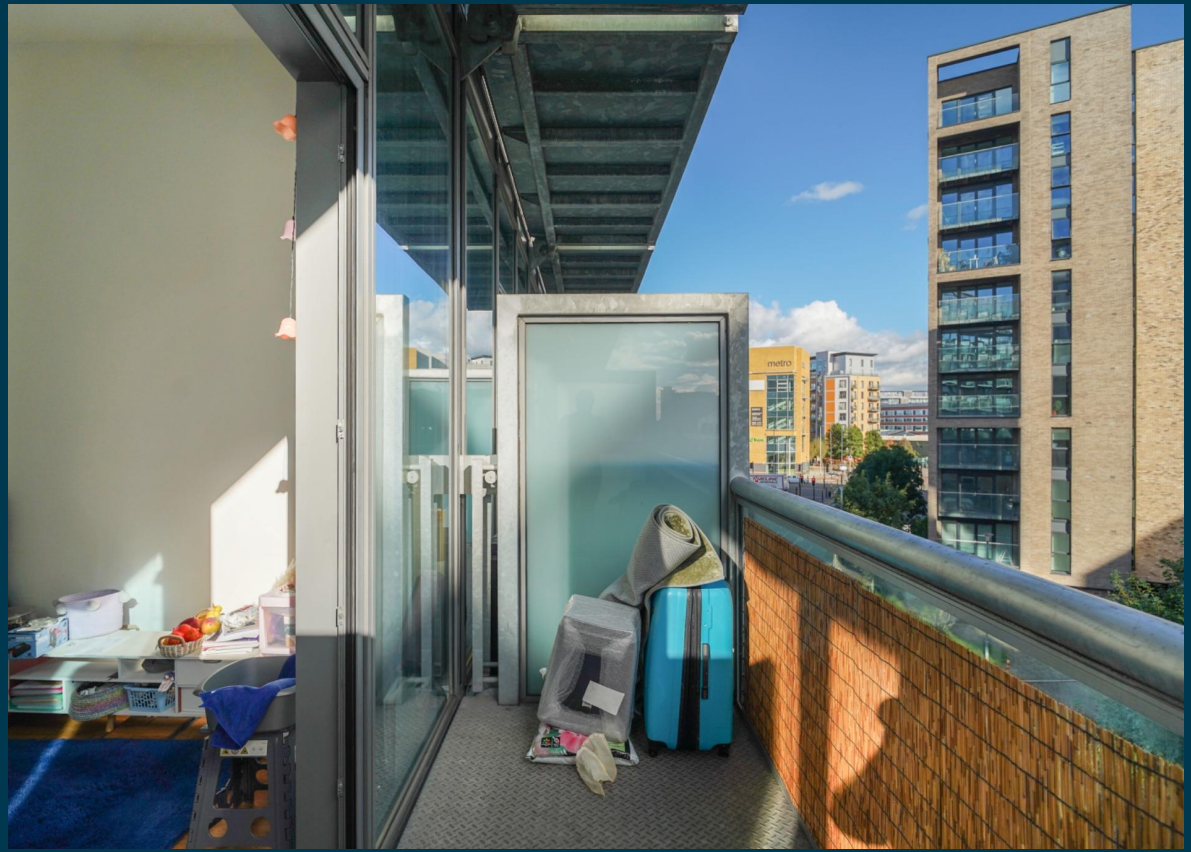
Lounge

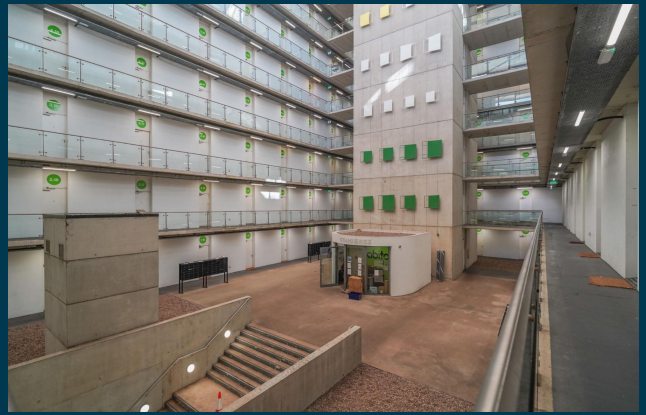
Kitchen

Bed Space

Bathroom

Exterior





Initial Outlay

Figures based on assumed purchase price of £103,500.00 and borrowing of £77,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,500.00

25% Deposit	**£25,875.00**
SDLT Charge	**£5,175**
Legal Fees	**£1,000.00**
Total Investment	**£32,050.00**

Projected Investment Return

The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 928

Returns Based on Rental Income	£850	£928
Mortgage Payments on £77,625.00 @ 5%	£323.44	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£141.67	
Ground Rent	£20.00	
Letting Fees	£85.00	£92.80
Total Monthly Costs	£585.11	£592.91
Monthly Net Income	£264.89	£335.09
Annual Net Income	£3,178.71	£4,021.11
Net Return	9.92%	12.55%

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

Return Stress Test Analysis Report

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

Annual Net Income Adjusted To	**£2,165.11**
Net Return	**6.76%**

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

Annual Net Income Adjusted To	**£2,708.61**
Net Return	**8.45%**

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 £110,000.

£110,000

Studio apartment for sale

+ Add to report

Manchester Waters, Pomona Strand, Old Trafford, Manchester

NO LONGER ADVERTISED

Marketed from 8 Dec 2025 to 8 Dec 2025 by Ascend, Manchester

£105,000

Studio flat for sale

+ Add to report

Northill Apartments, 65 Furness Quay, Salford, M50

NO LONGER ADVERTISED

Marketed from 2 Nov 2022 to 23 Nov 2023 (385 days) by QUBE Residential, Salford Quays

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,110 based on the analysis carried out by our letting team at **Let Property Management**.

£1,110 pcm

Studio flat

+ Add to report

Anchorage Quay, Salford, Greater Manchester, M50

NO LONGER ADVERTISED

Marketed from 16 Apr 2024 to 19 Apr 2024 (2 days) by Clay Life, Clay

£1,000 pcm

Studio flat

+ Add to report

Taylorson St S, Salford, Greater Manchester, M5

NO LONGER ADVERTISED LET AGREED

Marketed from 19 Feb 2026 to 20 May 2026 (89 days) by Lawrence Copeland (Town & City Centre), Salford

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.

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