

LET PROPERTY PACK

INVESTMENT INFORMATION

Brindley House, 1 Elmira
Way, Salford, M5

227976988

 www.letproperty.co.uk





Property Description

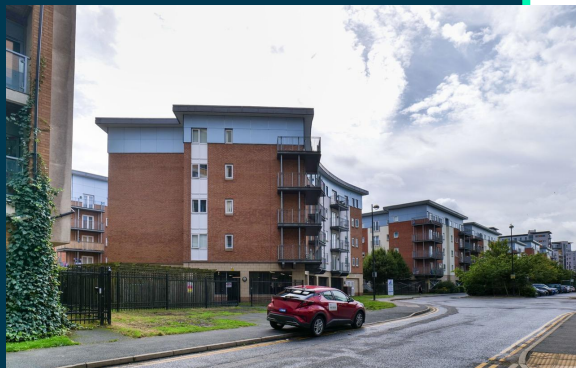
Our latest listing is in Brindley House, 1 Elmira Way, Salford, M5

Get instant cash flow of **£975.00** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£1,100.00** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Brindley House, 1 Elmira
Way, Salford, M5

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Property Key Features

1 Bedroom

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £234.00 PM

Ground Rent: £2.62 PM

Lease Length: 126 Years

Current Rent: £975.00 PM

Market Rent: £1,100.00 PM

Lounge



Kitchen



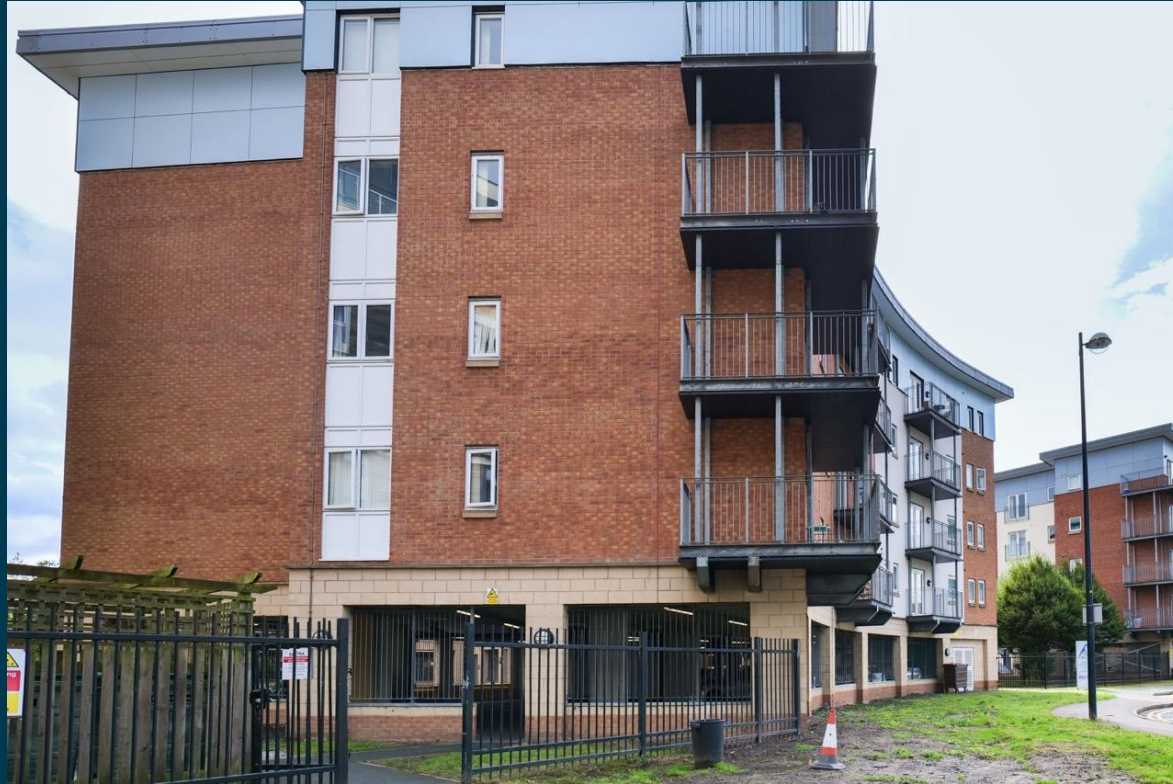
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

Projected Investment Return



The monthly rent of this property is currently set at £975.00 per calendar month but the potential market rent is

£ 1,100

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



Returns Based on Rental Income	£975.00	£1,100.00
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£234.00	
Ground Rent	£2.62	
Letting Fees	£97.50	£110.00
Total Monthly Costs	£755.37	£767.87
Monthly Net Income	£219.63	£332.13
Annual Net Income	£2,635.56	£3,985.56
Net Return	6.57%	9.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,785.56**
Adjusted To

Net Return **4.45%**

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

Annual Net Income **£2,067.00**
Adjusted To

Net Return **5.15%**

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 £150,000.



£150,000

1 bedroom apartment for sale

Ordsall Lane, Salford, M5

CURRENTLY ADVERTISED

Marketed from 30 Jun 2026 by Yopa, North West & Midlands

+ Add to report



£140,000

1 bedroom apartment for sale

Northhill Apartments, Furness Quay

NO LONGER ADVERTISED

Marketed from 21 Jul 2025 to 4 Aug 2025 (14 days) by NPP Residential, Manchester

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,260 based on the analysis carried out by our letting team at **Let Property Management**.



£1,260 pcm

1 bedroom apartment

Clippers Quay Salford M50

NO LONGER ADVERTISED

Marketed from 28 Jul 2026 to 10 Aug 2026 (13 days) by Grainger, Clippers Quay

+ Add to report



£1,250 pcm

1 bedroom apartment

Salford Quays Salford M50

NO LONGER ADVERTISED

Marketed from 14 Jul 2026 to 19 Jul 2026 (4 days) by Grainger, Clippers Quay

+ Add to report

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

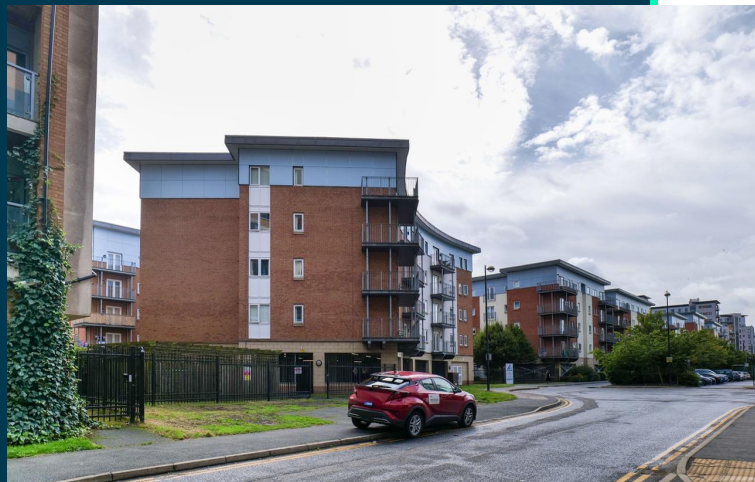


Current term of tenancy: **Moved in within the last 2 years**



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.



www.letproperty.co.uk

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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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