

LET PROPERTY PACK

INVESTMENT INFORMATION

Adelphi Street, Salford, M3

216693760

 www.letproperty.co.uk





Property Description

Our latest listing is in Adelphi Street, Salford, M3

Get instant cash flow of **£1,200** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£1,625** which would provide the investor a Gross Yield of **11.0%** if the rent was increased to market rate.

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



Adelphi Street, Salford,
M3

216693760



Property Key Features

2 Bedrooms

1 Bathroom

Modern and Good Condition

Balcony

Factor Fees: £230.00 pm

Ground Rent: £25.00 pm

Lease Length: 244 years

Current Rent: £1,200

Market Rent: £1,625

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 178,000.00

25% Deposit	£44,500.00
SDLT Charge	£9,960
Legal Fees	£1,000.00
Total Investment	£55,460.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,625

Returns Based on Rental Income	£1,200	£1,625
Mortgage Payments on £133,500.00 @ 5%	£556.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£230.00	
Ground Rent	£25.00	
Letting Fees	£120.00	£162.50
Total Monthly Costs	£946.25	£988.75
Monthly Net Income	£253.75	£636.25
Annual Net Income	£3,045.00	£7,635.00
Net Return	5.49%	13.77%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,385.00**
Adjusted To

Net Return **7.91%**

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

Annual Net Income **£5,265.00**
Adjusted To

Net Return **9.49%**

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 £175,000.



£175,000

2 bedroom flat for sale

Adelphi Street, Salford, M3

NO LONGER ADVERTISED

Marketed from 19 Jul 2023 to 14 Aug 2023 (26 days) by Bridgfords, Manchester

+ Add to report



£160,000

2 bedroom flat for sale

Adelphi Street, Salford, M3

NO LONGER ADVERTISED

Marketed from 21 Jun 2022 to 4 Nov 2022 (136 days) by Bridgfords, Manchester

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,630 based on the analysis carried out by our letting team at **Let Property Management**.



£1,630 pcm

2 bedroom apartment

+ Add to report

Adelphi Wharf, Adelphi Street, Salford, M3

NO LONGER ADVERTISED

Marketed from 4 Oct 2024 to 17 Mar 2025 (164 days) by Leaders Lettings, Manchester



£1,250 pcm

2 bedroom flat

+ Add to report

1 Adelphi Street, Salford, M3






CURRENTLY ADVERTISED LET AGREED

Marketed from 2 Apr 2025 by Northwood, Sale

Current Tenant Profile



As this property is currently tenanted, 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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