

LET PROPERTY PACK

INVESTMENT INFORMATION

Weaste Road, Salford, M5

228814490

 www.letproperty.co.uk





Property Description

Our latest listing is in Weaste Road, Salford, M5

Get instant cash flow of **£925** per calendar month with a **10.1%** Gross Yield for investors.

This property has a potential to rent for **£931** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Weaste Road, Salford, M5

228814490



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £150.00 pm

Ground Rent: £58.33 pm

Lease Length: 114 years

Current Rent: £925

Market Rent: £931

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 110,000.

ASSUMED PURCHASE PRICE

£ 110,000.00

SDLT Charge	£5,500
Legal Fees	£1,000
Total Investment	£116,500

Projected Investment Return



The monthly rent of this property is currently set at £925 per calendar month but the potential market rent is

£ 931



Returns Based on Rental Income	£925	£931
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£58.33	
Letting Fees	£92.50	£93.10
Total Monthly Costs	£315.83	£316.43
Monthly Net Income	£609.17	£614.57
Annual Net Income	£7,310.04	£7,374.84
Net Return	6.27%	6.33%

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 **£5,513**
Adjusted To

Net Return **4.73%**

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 £120,000.



£120,000

2 bedroom apartment for sale

Wileman Court, Sheader Drive, Salford, Greater Manchester, M5

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jan 2021 to 23 Jun 2021 (147 days) by Reeds Rains, Salford



£115,000

2 bedroom flat for sale

Sugar Mill Square, Salford, Greater Manchester, M5

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Mar 2024 to 29 Jun 2024 (113 days) by Bridgfords, Swinton

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 letting team at **Let Property Management**.



£1,350 pcm

2 bedroom house

Bolivia Street, Salford, M5

NO LONGER ADVERTISED

Marketed from 14 Apr 2026 to 21 Aug 2026 (128 days) by HYBR, Covering Manchester



£1,295 pcm

2 bedroom terraced house

Glendore, Salford, M5

CURRENTLY ADVERTISED

Marketed from 2 Jul 2026 by ARCPROPERTY MANAGEMENT & LETTINGS, Edinburgh



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

Weaste Road, Salford, M5

PROPERTY ID: 228814490

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