

LET PROPERTY PACK

INVESTMENT INFORMATION

Clippers Quay, Salford, M50

228451758

 www.letproperty.co.uk





Property Description

Our latest listing is in Clippers Quay, Salford, M50

Get instant cash flow of **£800** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£915** which would provide the investor a Gross Yield of **10.1%** 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...



Clippers Quay, Salford,
M50

228451758



Property Key Features

Studio Flat

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £141.67 PM

Ground Rent: £200.00 PM

Lease Length: 131 years

Current Rent: £800

Market Rent: £915

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,250.00 and borrowing of £81,937.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,250.00

25% Deposit **£27,312.50**

SDLT Charge **£5,463**

Legal Fees **£1,000.00**

Total Investment £33,775.00

Projected Investment Return



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



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 915

Returns Based on Rental Income	£800	£915
Mortgage Payments on £81,937.50 @ 5%	£341.41	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£141.67	
Ground Rent	£200.00	
Letting Fees	£80.00	£91.50
Total Monthly Costs	£778.08	£789.58
Monthly Net Income	£21.92	£125.42
Annual Net Income	£263.09	£1,505.09
Net Return	0.78%	4.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£324.92**
Adjusted To

Net Return **-0.96%**

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

Annual Net Income **£2,266.34**
Adjusted To

Net Return **6.71%**

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 £115,000.



Studio flat for sale

[+ Add to report](#)

Abito 4 Clippers Quay Salford Quays

NO LONGER ADVERTISED

Marketed from 5 Jan 2023 to 20 Feb 2024 (411 days) by BEYOND RESIDENTIAL LIMITED, Salford Quays

£115,000



Studio apartment for sale

[+ Add to report](#)

Pomona Strand, Old Trafford, Manchester, M16

NO LONGER ADVERTISED

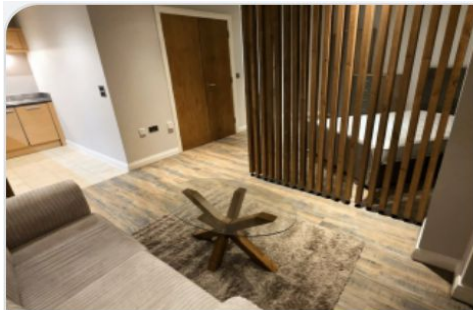
Marketed from 11 Aug 2026 to 10 Sep 2026 (30 days) by Peter Anthony, Manchester

£110,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



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

£1,000 pcm



Studio flat

+ Add to report

XQ7, Taylorson Street South, Salford

NO LONGER ADVERTISED

Marketed from 10 Mar 2026 to 10 Mar 2026 by Jordan Fishwick, Manchester

£925 pcm

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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