

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

New Bailey Street, Salford,
M3 5GN

227533855





PROPERTY DESCRIPTION

Our latest listing is in New Bailey Street, Salford, M3 5GN

Rent currently agreed with tenant of **£1,400** per calendar month which calculates to a **7.6%** Gross Yield for investors.

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.

Please read full legal pack for detailed property information.

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



New Bailey Street,
Salford, M3 5GN

227533855

Property Key Features

1 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,400

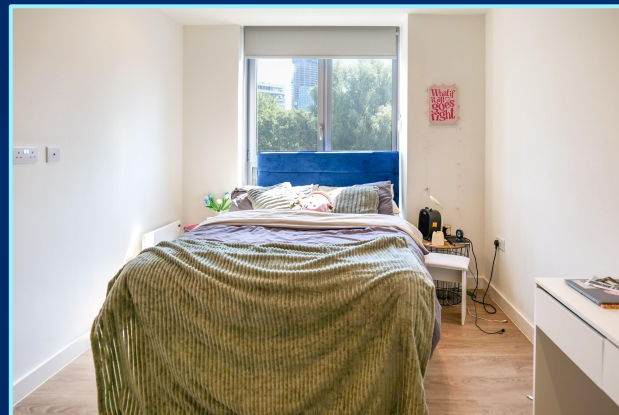
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£220,000

10% Deposit (£5,000 Minimum) **£22,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£28,000**

Purchase Balance **£198,000**

SDLT Charge **£12,900**

Est. Legal Fees **~£1,000**

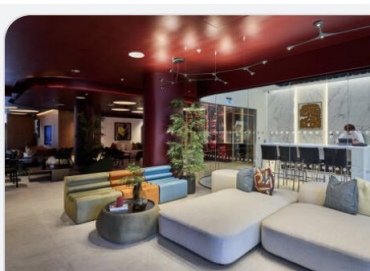
Balance Paid On Settlement **£211,900**

Your total all in costs would be ~£211,900 after taxes and fees based on a purchase price of £220,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £260,000.



£260,000

1 bedroom town house for sale

Dutton Street, Manchester, Greater Manchester

CURRENTLY ADVERTISED

Marketed from 2 Mar 2026 by Adstra Property, Manchester

+ Add to report



£250,000

1 bedroom house for sale

Stanley Street, Salford

CURRENTLY ADVERTISED

Marketed from 19 Jun 2025 by Elite Realty Invest, Liverpool

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,820 based on the analysis carried out by our lettings team.



Image not found

£1,820 pcm

1 bedroom house

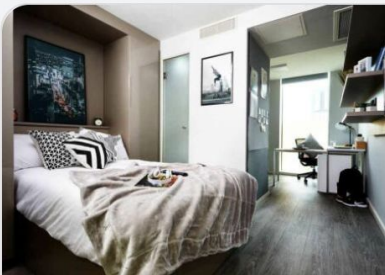
+ Add to report

42 Great Bridgewater Street, ,

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jul 2024 to 16 Aug 2024 (42 days) by AIHOMES LIMITED, Manchester



£1,738 pcm

1 bedroom house

+ Add to report

Jack Rosenthal St, Manchester

NO LONGER ADVERTISED

Marketed from 7 Nov 2023 to 14 Nov 2024 (372 days) by HYBR, Covering Manchester



New Bailey Street, Salford, M3 5GN

PROPERTY ID: 227533855

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.