

LET PROPERTY PACK

INVESTMENT INFORMATION

Chapel Street, Salford M3
5JZ

227570666

 www.letproperty.co.uk





Property Description

Our latest listing is in Chapel Street, Salford M3 5JZ

Get instant cash flow of **£780.00** per calendar month with a **18.4%** 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.

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



Chapel Street, Salford M3
5JZ

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Property Key Features

Studio flat

1 Bathroom

Compact Living Space

Well Equipped Kitchen

Factor Fees: £328.21 PM

Ground Rent: £41.66 PM

Lease Length: 987 years

Current Rent: £780

Kitchen



Bathroom



Living Space



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 51,000

SDLT Charge £2,550

Legal Fees £1,000

Total Investment £54,550

Projected Investment Return



The monthly rent of this property is currently set at £780.00 per calendar month is

£ 780



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



Returns Based on Rental Income	£780.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£328.21
Ground Rent	£41.66
Letting Fees	£78.00
Total Monthly Costs	£462.87
Monthly Net Income	£317.13
Annual Net Income	£3,805.56
Net Return	6.98%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,246**
Adjusted To

Net Return **4.12%**

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 £55,000.



£55,000

Studio flat for sale

Chapel Street, Salford, M3

NO LONGER ADVERTISED

Marketed from 17 Jul 2024 to 19 Feb 2025 (216 days) by X1 Sales & Lettings, Salford

+ Add to report



£48,000

Studio flat for sale

Chapel Street, Salford, M3

CURRENTLY ADVERTISED

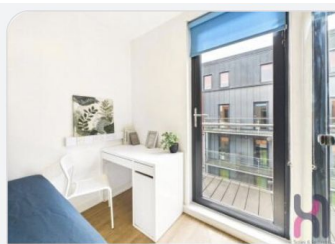
Marketed from 8 Jul 2026 by X1 Sales & Lettings, Salford

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £815 based on the analysis carried out by our letting team at **Let Property Management**.



£815 pcm

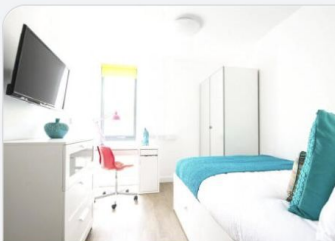
Studio flat

Chapel Street, Salford, M3

NO LONGER ADVERTISED

Marketed from 26 May 2026 to 29 Jun 2026 (34 days) by X1 Sales & Lettings, Salford

+ Add to report



£815 pcm

Studio flat

Chapel Street, Salford, M3

CURRENTLY ADVERTISED

LET AGREED

Marketed from 21 Jul 2026 by X1 Sales & Lettings, Salford

+ 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

Chapel Street, Salford M3 5JZ

PROPERTY ID: 12345678

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