

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Elmira Way, Salford, M5

226952518

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## Property Description

Our latest listing is in Elmira Way, Salford, M5

Get instant cash flow of **£1,350** per calendar month with a **8.3%** 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...**



Elmira Way, Salford, M5

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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Spacious Rooms**

**Ensuite**

**Factor Fees: £199.00 PM**

**Ground Rent: £33.88 PM**

**Lease Length: 150 years**

**Current Rent: £1,350**

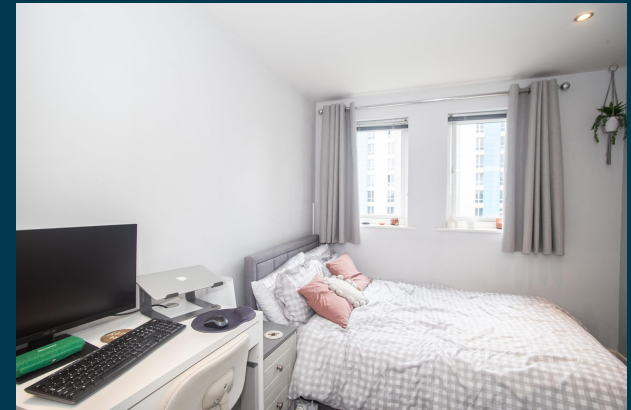
# Lounge



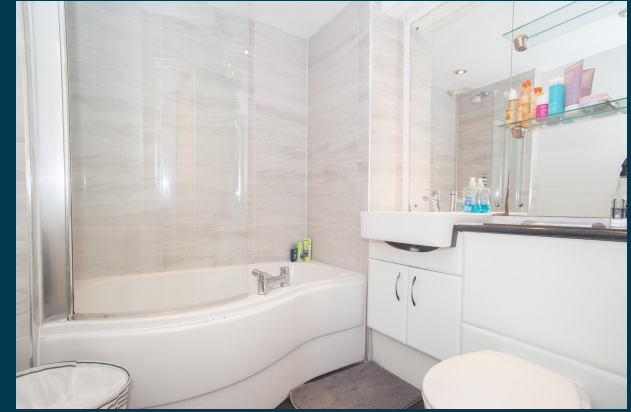
# Kitchen



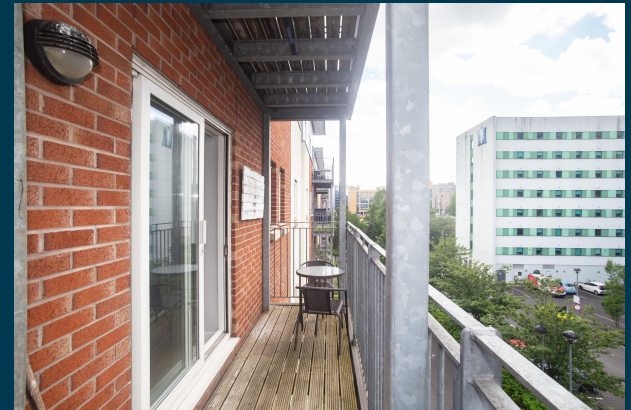
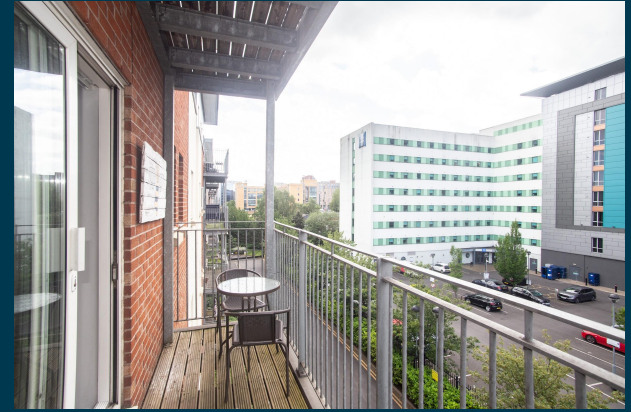
# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit	£48,750.00
SDLT Charge	£11,150
Legal Fees	£1,000.00
Total Investment	£60,900.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,350 per calendar month.



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



<b>Returns Based on Rental Income</b>	<b>£1,350</b>
Mortgage Payments on £146,250.00 @ 5%	<b>£609.38</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£199.00</b>
Ground Rent	<b>£33.88</b>
Letting Fees	<b>£135.00</b>
<b>Total Monthly Costs</b>	<b>£992.26</b>
<b>Monthly Net Income</b>	<b>£357.75</b>
<b>Annual Net Income</b>	<b>£4,292.94</b>
<b>Net Return</b>	<b>7.05%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,592.94**  
Adjusted To

Net Return                      **2.62%**

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

Annual Net Income      **£1,774.50**  
Adjusted To

Net Return                      **2.91%**

# 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 £180,000.



£180,000

## 2 bedroom flat for sale

+ Add to report

2 Elmira Way, Manchester, Greater Manchester, M5

NO LONGER ADVERTISED

Marketed from 26 Jan 2026 to 25 Feb 2026 (29 days) by Metro Residential, Manchester



£170,000

## 2 bedroom apartment for sale

+ Add to report

Walker House, Elmira Way, Salford Quays, Manchester, M5

NO LONGER ADVERTISED

Marketed from 28 Aug 2020 to 19 Nov 2020 (82 days) by Thornley Groves, Manchester Southern Gateway

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,395 based on the analysis carried out by our letting team at **Let Property Management**.



£1,395 pcm

2 bedroom flat

Gilbert House, Salford, M5

NO LONGER ADVERTISED

Marketed from 17 Mar 2023 to 28 Mar 2023 (11 days) by OpenRent, London

+ Add to report



£1,350 pcm

2 bedroom flat

Gilbert House, Salford, M5

NO LONGER ADVERTISED

Marketed from 7 Jul 2025 to 13 Jul 2025 (6 days) by OpenRent, London

+ 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.



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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.



**LETPROPERTY**