

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wilton Place Salford, M3  
6FT

205122165

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Wilton Place Salford, M3 6FT

Get instant cash flow of **£625** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.9%** 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...**



Wilton Place Salford, M3  
6FT

205122165



## Property Key Features

**Studio Flat**

**1 bathroom**

**Great Condition**

**Perfect Location for Working  
Professional**

**Factor Fees: £85.00**

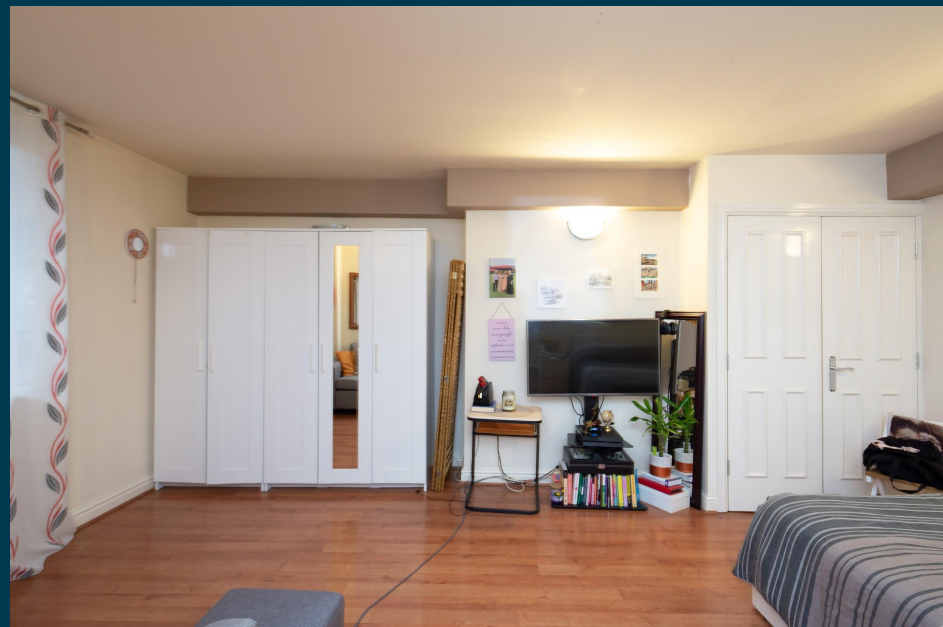
**Ground Rent: £200.00**

**Lease Length: 200**

**Current Rent: £625**

**Market Rent: £950**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £115,000 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

# Projected Investment Return

The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 950



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£625	£950
Mortgage Payments on £86,250.00 @ 5%	<b>£359.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£85.00</b>	
Ground Rent	<b>£200.00</b>	
Letting Fees	<b>£62.50</b>	<b>£95.00</b>
<b>Total Monthly Costs</b>	<b>£721.88</b>	<b>£754.38</b>
<b>Monthly Net Income</b>	<b>-£96.88</b>	<b>£195.63</b>
<b>Annual Net Income</b>	<b>-£1,162.50</b>	<b>£2,347.50</b>
<b>Net Return</b>	<b>-3.50%</b>	<b>7.07%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£447.50**  
Adjusted To

Net Return                      **1.35%**

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

Annual Net Income      **£3,022.50**  
Adjusted To

Net Return                      **9.10%**

# 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 £170,000.



£170,000

## 1 bedroom flat for sale

Wilton Place, Salford, M3

+ Add to report

NO LONGER ADVERTISED SOLD STC

Sought-after Location | Allocated Parking | Character Property | Chain Free | Modern Kitchen | Wa...

Marketed from 24 Jun 2023 to 19 Dec 2023 (177 days) by Strike, Manchester



£150,000

## 1 bedroom apartment for sale

The Royal, Wilton Place, Salford, Greater Manchester, M3

+ Add to report

NO LONGER ADVERTISED SOLD STC

Secure Allocated Parking | Set Across 650 Sqft | One Bedroom Apartment | Immaculately Presented |...

Marketed from 21 Apr 2021 to 15 Oct 2021 (176 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 £2,100 based on the analysis carried out by our letting team at **Let Property Management**.



£2,100 pcm

## Studio flat

Adelphi Street, Salford, M3

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Bills Included | Property Reference Number: 1671410

Marketed from 11 Apr 2023 to 5 May 2023 (24 days) by OpenRent, London



£1,100 pcm

## Studio flat

Town Hall, Bexley Square, Salford, Manchester, M3

+ Add to report

NO LONGER ADVERTISED

- Available 20/04/2023 - Large private balcony facing quiet inner garden - Water & electricity bi...

Marketed from 16 Mar 2023 to 30 Mar 2023 (14 days) by X1 Sales and Lettings, Salford

# Current Tenant Profile




As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Current term of tenancy: **3 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**  
Fully compliant tenancy including  
EICR & Gas Safety in order

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](http://www.letproperty.co.uk)

Wilton Place Salford, M3 6FT

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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