

# 16 Suffolk Street

Salford,  
Manchester  
M6 6DU





# THE OVERVIEW

StudentHive are pleased to present this Freehold End-terrace 4 Bedroom Student HMO located on Suffolk Street in Salford, Manchester, fully let to students.

Fully-let for the 25/26 Academic year, the property provides a tremendous day one yield for a fully compliant & operational HMO in a sought after student location.

## KEY DETAILS



Location: Salford, Manchester



Asking Price: £230,000



Current Rental Income: £2,540pcm (equiv. £30,480 p.a.)



Bedrooms: 4



Bathrooms: 1



Current Gross Yield: 13.2%



Certificate of Lawfulness and License in Place



Turn-key Investment



# THE INVESTMENT PROPERTY

This end-terrace property comprises of 4 Bedrooms & 1 Bathroom. To the ground floor is a double bedroom, a living room & seperate kitchen. On the first floor are three double bedrooms and a bathroom.

The property is currently let to 4 students (each on different tenancies) at £2,540 per month until July 2026 (equivalent to £30,480 per annum). The property has historically been let to students due to its proximity to Salford University, located only a 19 minute walk away from the main central campus.

At an asking price of £230,000, the property provides a very strong gross rental yield of 13.2% making it an ideal “turn-key” investment for investors.

There is a HMO licence and certificate of lawfulness for 4 people in place - Reference Ref: 23/82205/CLUD.

Due to its proximity to city centre Manchester, the property would also operate efficiently as a professional HMO.

## WHY SALFORD?

The University of Salford is a major institution in the city — the latest data reports around 26,239 students enrolled in 2022/23. With such a large and diverse student body, including a significant number of out-of-town and international students, demand for private accommodation remains high.

Suffolk Street is perfectly placed to serve that demand — its proximity to the university and to Salford’s growing local amenities makes it an ideal student HMO.

## ESTIMATED BILL COSTS

PRODUCT	MONTHLY COST
Gas	£150
Electricity	£150
Water	£45
Broadband	£40
TV License	£15
Council Tax	×
Total Cost	£400

## KEY FIGURES

- FREEHOLD END-TERRACE HMO
- FULLY COMPLIANT WITH CERTIFICATE OF LAWFULNESS AND HMO LICENSE
- 4 BEDROOMS 1 BATHROOM
- STUDENT LOCATION
- GOOD CONDITION
- AMAZING DAY ONE YIELD
- SUITABLE FOR PROFESSIONAL OR STUDENT
- 13.6% GROSS YIELD

## HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	£230,000
Current Monthly Rent	£2,540.00
Estimated Monthly Operating Cost*	£895.30
Monthly Net Profit	£1,644.70
Gross Yield	13.6%
Net Yield	8.6%

\*This includes utilities, 7.5% of rent to cover repairs/maintenance & 12% management fees.



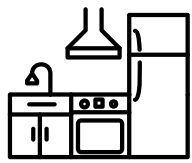
Separate Living Space



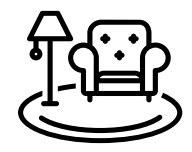
Washing Machine



Bathroom Suites



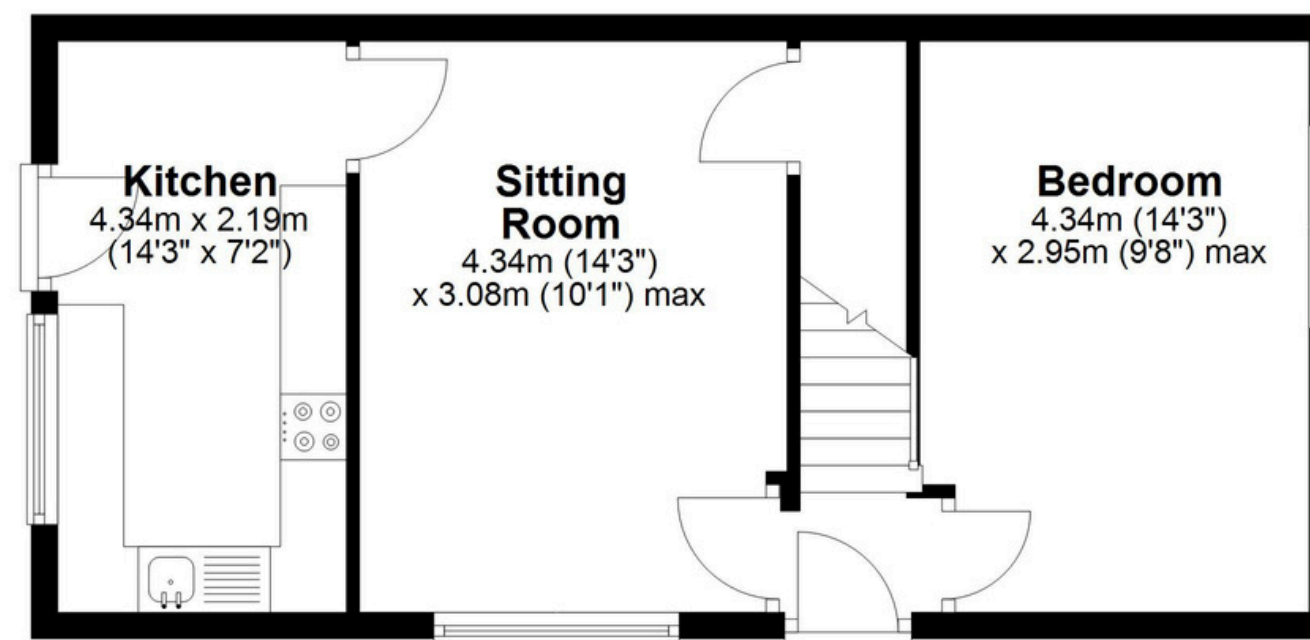
Communal Kitchen Area



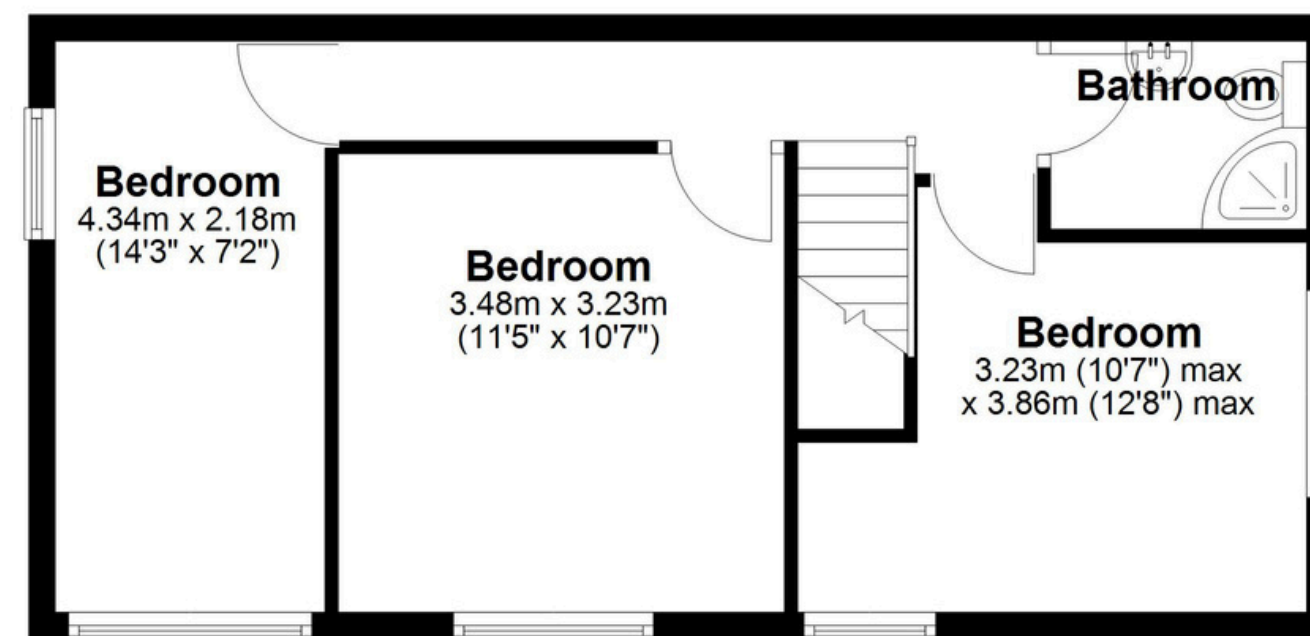
Fully Furnished

# THE INVESTMENT PROPERTY

Ground Floor



First Floor



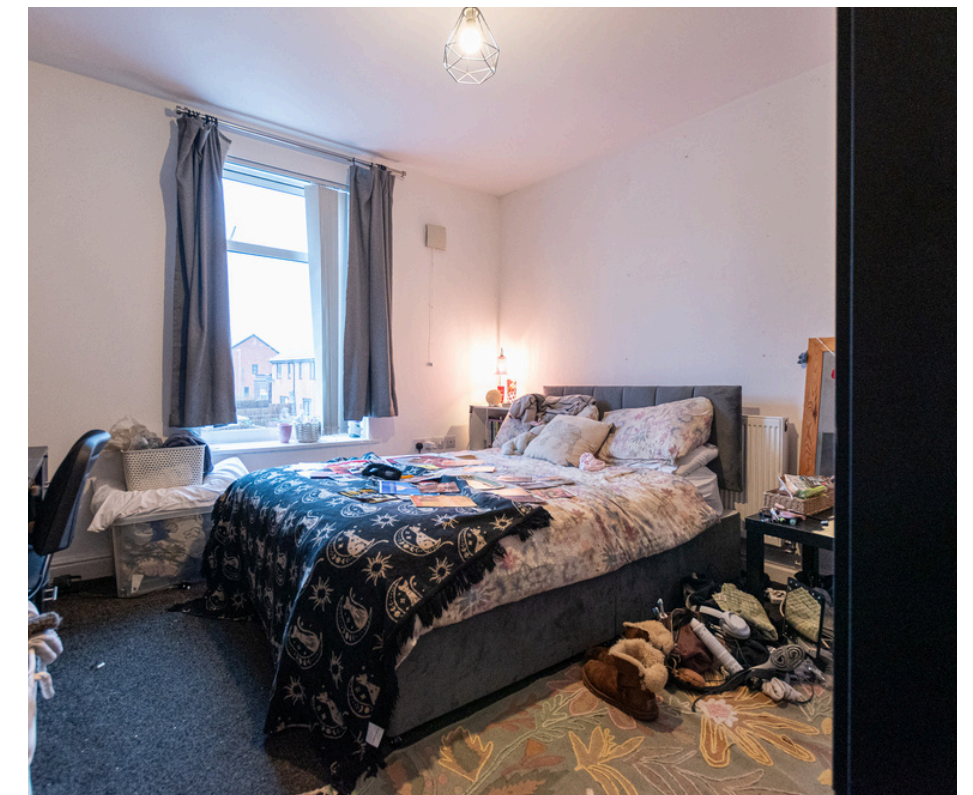
Total area: approx. 81.6 sq. metres (878.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement  
Plan produced using PlanUp.

16 SUFFOLK STREET



# THE PROPERTY





# THE PROPERTY





# THE PROPERTY

