

LET PROPERTY PACK

INVESTMENT INFORMATION

Middleton Road Royton,
Oldham, OL2

200354727

 www.letproperty.co.uk





Property Description

Our latest listing is in Middleton Road Royton, Oldham, OL2

Get instant cash flow of **£600** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Middleton Road Royton,
Oldham, OL2

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Property Key Features

3 Bedrooms

1 Bathroom

Modern and Fitted Kitchen

Garden Space

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £600

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000 and borrowing of £112,500.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
Stamp Duty ADS @ 6%	£9,000.00
Legal Fees	£1,000.00
Total Investment	£47,500.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£600	£1,000
Mortgage Payments on £112,500.00 @ 4%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£60.00	£100.00
Total Monthly Costs	£450.00	£490.00
Monthly Net Income	£150.00	£510.00
Annual Net Income	£1,800.00	£6,120.00
Net Return	3.79%	12.88%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,120.00**
Adjusted To

Net Return **8.67%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£3,870.00**
Adjusted To

Net Return **8.15%**

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.



£190,000



3 bedroom end of terrace house for sale

Church Street, Royton

+ Add to report

NO LONGER ADVERTISED SOLD STC

Traditional End Terraced Property | Spacious Lounge | Fitted Kitchen/Diner | Utility Room | Three...

SOLD PRICE HISTORY

10 Feb 2023

£180,000



£170,000

3 bedroom terraced house for sale

Pickford Walk, Royton

+ Add to report

NO LONGER ADVERTISED SOLD STC

Middle Townhouse | Lounge | Fitted Kitchen/ Diner | Three Bedrooms | Built in Wardrobes | Four Pi...

Marketed from 9 Jun 2023 to 8 Dec 2023 (182 days) by Alistair Stevens & Co, Royton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom end of terrace house

Hawshead Drive, Royton, OL2

CURRENTLY ADVERTISED

No Agent Fees | Property Reference Number: 1946974

Marketed from 17 Jan 2024 by OpenRent, London

+ Add to report



£1,200 pcm

3 bedroom town house

Harewood Drive, Oldham

NO LONGER ADVERTISED LET AGREED

New Kitchen | New Bathroom | New Flooring | Extensively Refurbished | Heat Pump Energy Source | D...






Marketed from 5 May 2023 to 3 Jul 2023 (59 days) by Habitat, Oldham

+ Add to report

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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

Middleton Road Royton, Oldham, OL2

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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