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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 $\pm 1,000$ 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...

LETPR®PERTY





Middleton Road Royton, Oldham, OL2

200354727

3 BedroomsFac3 BedroomsFac1 BathroomGroModern and Fitted KitchenLeaGarden SpaceCur

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Property Key Features

Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £600 Market Rent: £1,000 Lounge











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



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



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

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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	твс	
Letting Fees	£60.00	£100.00
Total Monthly Costs	£450.00	<mark>£490.00</mark>
Monthly Net Income	£150.00	£510.00
Annual Net Income	£1,800.00	£6,120.00
Net Return	3.79%	12.88%



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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£3,870.00Adjusted ToNet Return8.15%

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.

Church Street, Royton

3 bedroom end of terrace house for sale



£190,000



Traditional End Terraced Property Spacious Lounge Fitted Kitchen/Diner Utility Room Three	
SOLD PRICE HISTORY	
10 Feb 2023	



3 bedroom terraced house for sale

Pickford Walk, Royton

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



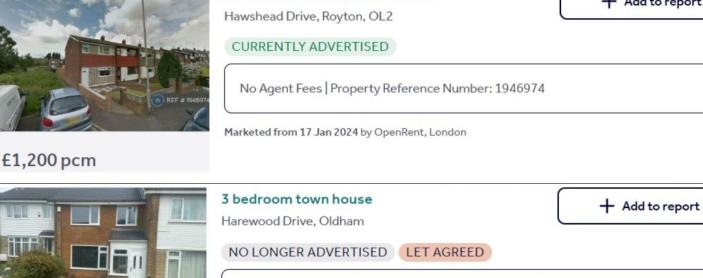
+ Add to report



£170,000

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**.



3 bedroom end of terrace house

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

£1,200 pcm



+ Add to report

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

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.



Current term of tenancy: 5 Years +

Payment history: On time for length of tenancy



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.

