

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ripponden Road Oldham,  
OL4

200310677

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





## Property Description

Our latest listing is in Ripponden Road Oldham, OL4

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.**

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



Ripponden Road  
Oldham, OL4

200310677



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Open Plan Lounge**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £0**

**Market Rent: £700**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

## PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£32,000.00</b>

# Projected Investment Return



The potential market rent per calendar month of this property is currently set at

£ 700

<b>Returns Based on Rental Income</b>	<b>£700</b>
Mortgage Payments on £75,000.00 @ 4%	<b>£250.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£70.00</b>
<b>Total Monthly Costs</b>	<b>£335.00</b>
<b>Monthly Net Income</b>	<b>£365.00</b>
<b>Annual Net Income</b>	<b>£4,380.00</b>
<b>Net Return</b>	<b>13.69%</b>

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      **£2,980.00**  
Adjusted To

Net Return                      **9.31%**

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

Annual Net Income      **£2,880.00**  
Adjusted To

Net Return                      **9.00%**

# 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 £133,000.



£130,000



## 2 bedroom terraced house for sale

Ripponden Road, Oldham, OL4

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Beautifully Presented | Period Cottage | Convenient Location | Modern Kitchen / Diner | Pleasant ...

SOLD PRICE HISTORY	
31 Mar 2023	£133,000
21 May 2020	£90,000
17 Sep 2018	£89,950



£125,000



## 2 bedroom terraced house for sale

Ripponden Road, Moorside, OL4

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

NO CHAIN !!! | Move-In Ready | Close To Amenities And Transport Links | Perfect 1St Time Buyers H...

SOLD PRICE HISTORY	
26 Jan 2023	£125,000
27 May 2005	£80,500
27 Apr 2001	£30,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

## 2 bedroom end of terrace house

Sefton Close, Oldham, OL1

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1884071

Marketed from 14 Nov 2023 to 16 Nov 2023 (2 days) by OpenRent, London

+ Add to report



£895 pcm

## 2 bedroom terraced house

Dickens Street, Oldham

NO LONGER ADVERTISED

WELL PRESENTED | MID TERRACE | 2 BEDROOMS | 2 RECEPTION ROOMS | GAS  
CENTRAL HEATING | UPVC DOUBLE...

Marketed from 6 Sep 2023 to 6 Sep 2023 by Hunters, 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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)

Ripponden Road Oldham, OL4

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.



**LETPROPERTY**