

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Higher Rise Shaw, Oldham,  
OL2 7QD

202292094

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





## Property Description

Our latest listing is in Higher Rise Shaw, Oldham, OL2 7QD

Get instant cash flow of **£950** per calendar month with a **4.0%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Higher Rise Shaw,  
Oldham, OL2 7QD

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Garden Grounds**

**Close proximity to valuable amenities**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: 900**

**Current Rent: £950**

**Market Rent: £1,400**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £285,000.00 and borrowing of £213,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 285,000.00

25% Deposit	£71,250.00
SDLT Charge	£10,300
Legal Fees	£1,000.00
Total Investment	£82,550.00

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,400

Returns Based on Rental Income	£950	£1,400
Mortgage Payments on £213,750.00 @ 5%	£890.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£95.00	£140.00
<b>Total Monthly Costs</b>	<b>£1,000.63</b>	<b>£1,045.63</b>
<b>Monthly Net Income</b>	<b>-£50.63</b>	<b>£354.38</b>
<b>Annual Net Income</b>	<b>-£607.50</b>	<b>£4,252.50</b>
<b>Net Return</b>	<b>-0.74%</b>	<b>5.15%</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      **£1,452.50**  
Adjusted To

Net Return                      **1.76%**

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

Annual Net Income      **-£22.50**  
Adjusted To

Net Return                      **-0.03%**

# 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 £254,950.



£254,950



## 3 bedroom semi-detached house for sale

Higher Rise, High Crompton, Shaw

+ Add to report

NO LONGER ADVERTISED

Three Bedrooms | Large Conservatory | Driveway | Converted Garage | Cul De Sac location | Gardens...

### SOLD PRICE HISTORY

19 Oct 2018	£178,000
16 Apr 1996	£53,000



£244,950



## 3 bedroom semi-detached house for sale

Higher Rise, Shaw

+ Add to report

CURRENTLY ADVERTISED

Abutting Open Farmland To The Rear | 3 Bedrooms | 2 Reception Rooms | Well Fitted Kitchen | Close...

Marketed from 31 Jul 2023 by Valentines Estate Agents, Shaw

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm



Floorplan

## 3 bedroom house

Harbour Lane, Milnrow, Rochdale, Greater Manchester, OL16 4EL

+ Add to report

NO LONGER ADVERTISED LET AGREED

3 bedrooms | 3 bathrooms | 1 reception room | Garden, conservatory | Off street parking, garage |...

### SOLD PRICE HISTORY

19 Sep 2003	£250,000
25 Aug 2000	£155,000



£1,500 pcm

## 3 bedroom detached house

Kiln Lane, Milnrow, Rochdale, Greater Manchester, OL16

+ Add to report

NO LONGER ADVERTISED LET AGREED

UNFURNISHED - Beautifully located three/four bedroom character cottage with exceptional moorland ...

Marketed from 31 Mar 2023 to 9 Jun 2023 (70 days) by Cowell & Norford, Rochdale

# 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: **5 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.



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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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