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LET PROPERTY PACK

INVESTMENT INFORMATION

Whitelees Road Littleborough, OL15

203699415

(www.letproperty.co.uk





Property Description

Our latest listing is in Whitelees Road Littleborough, OL15

Get instant cash flow of £940 per calendar month with a 4.7% Gross Yield for investors.

This property has a potential to rent for £1,400 which would provide the investor a Gross Yield of 7.0% 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





Whitelees Road Littleborough, OL15

203699415

4 Bedrooms Factor F 2 Bathrooms Ground Three Piece Bathroom Lease L

Property Key Features

Garden Ground

Factor Fees: £19 PM Ground Rent: £2 PM Lease Length: 990 years Current Rent: £940 Market Rent: £1,400













Bedrooms





Bathroom





Exterior



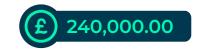






Figures based on assumed purchase price of £240,000.00 and borrowing of £180,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

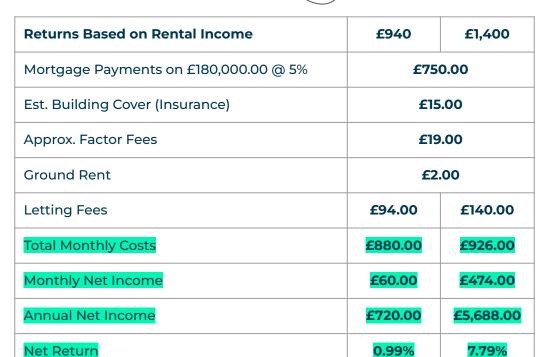
ASSUMED PURCHASE PRICE



| 25% Deposit | £60,000.00 |
|------------------|------------|
| SDLT Charge | £12,000 |
| Legal Fees | £1,000.00 |
| Total Investment | £73,000.00 |

Projected Investment Return

The monthly rent of this property is currently set at £940 per calendar month but the potential market rent is





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 **£2,888.00** Adjusted To

Net Return 3.96%

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

Annual Net Income **£2,112.00** Adjusted To

Net Return

2.89%

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 £220,000.

| | 3 bedroom semi-detached house for sale + Add to report Whitelees Road, Littleborough OL15 8DR + Add to report NO LONGER ADVERTISED SOLD STC |
|---------|---|
| | Semi Detached Home Three Good Sized Bedrooms Well Presented Throughout Beautiful and Mod |
| 220,000 | SOLD PRICE HISTORY |
| | 4 bedroom terraced house for sale Whitelees Road, Littleborough OL15 8DR CURRENTLY ADVERTISED SOLD STC |
| | No Chain Four Bedroom Terraced Sought-After Location Modern and Refurbished Throughout |

£200,000

SOLD PRICE HISTORY

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,900 pcm



Spring Bank Lane, Bamford

NO LONGER ADVERTISED

Individually Designed Four Bedroom Detached Property | Holding Deposit- £438.46 | Security Deposi...

SOLD PRICE HISTORY



4 bedroom detached house Goodshawfold Road, Rossendale, BB4

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1346844

Marketed from 5 Jul 2023 to 14 Aug 2023 (39 days) by OpenRent, London



+ Add to report

£1,850 pcm





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: **Moved in**

within the last 2 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.





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Interested in this property investment?

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.

