


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...



Whitelees Road
Littleborough, OL15

203699415



Property Key Features

4 Bedrooms

2 Bathrooms

Three Piece Bathroom

Garden Ground

Factor Fees: £19 PM

Ground Rent: £2 PM

Lease Length: 230 years

Current Rent: £940

Market Rent: £1,400

Lounge



Kitchen



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

£ 240,000.00

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

£1,400



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.



Returns Based on Rental Income	£940	£1,400
Mortgage Payments on £180,000.00 @ 5%	£750.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£19.00	
Ground Rent	£2.00	
Letting Fees	£94.00	£140.00
Total Monthly Costs	£880.00	£926.00
Monthly Net Income	£60.00	£474.00
Annual Net Income	£720.00	£5,688.00
Net Return	0.99%	7.79%

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.



£220,000

3 bedroom semi-detached house for sale

Whitelees Road, Littleborough OL15 8DR

NO LONGER ADVERTISED SOLD STC

Semi Detached Home | Three Good Sized Bedrooms | Well Presented Throughout | Beautiful and Mod...

SOLD PRICE HISTORY

+ Add to report



£200,000

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 ...

SOLD PRICE HISTORY

+ Add to report

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

4 bedroom detached house

Spring Bank Lane, Bamford

+ Add to report

NO LONGER ADVERTISED

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

SOLD PRICE HISTORY



£1,850 pcm

4 bedroom detached house

Goodshawfold Road, Rossendale, BB4

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1346844

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

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: **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.



LETPROPERTY