

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Grotton, Oldham, Greater  
Manchester, OL4

208583574

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





## Property Description

Our latest listing is in Grotton, Oldham, Greater Manchester, OL4

This property has a potential to rent for **£8,000** which would provide the investor a Gross Yield of **8.7%** 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...**



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## Property Key Features

**4 Bedrooms**

**3 Bathrooms**

**Livestock Barn**

**Utility Storage**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: £0.00**

**Market Rent: £8,000**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £1,100,000.00 and borrowing of £825,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 1,100,000

25% Deposit	£275,000.00
SDLT Charge	84250
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£360,250.00</b>



# 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.



<b>Returns Based on Rental Income</b>	<b>£8,000</b>
Mortgage Payments on £825,000.00 @ 5%	<b>£3,437.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>£0.00</b>
Letting Fees	<b>£800.00</b>
<b>Total Monthly Costs</b>	<b>£4,252.50</b>
<b>Monthly Net Income</b>	<b>£3,748</b>
<b>Annual Net Income</b>	<b>£44,970</b>
<b>Net Return</b>	<b>12.48%</b>



# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£28,970**  
Adjusted To

Net Return                      **8.04%**

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

Annual Net Income      **£28,470**  
Adjusted To

Net Return                      **7.90%**

# 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 £1,150,000.



£1,150,000

## 4 bedroom detached house for sale

+ Add to report

Oldham Road, Grasscroft, Oldham, OL4 4DW

NO LONGER ADVERTISED

Marketed from 10 Sep 2020 to 25 Jan 2021 (137 days) by Hunters, Stalybridge



£895,000

## 4 bedroom detached house for sale

+ Add to report

Clough Lane, Grasscroft, Saddleworth, OL4

CURRENTLY ADVERTISED

Marketed from 14 May 2024 by Ryder & Dutton, Uppermill

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £9,533 based on the analysis carried out by our letting team at **Let Property Management**.



£9,533 pcm

## 3 bedroom flat

+ Add to report

Lower Turf Lane, Oldham, Greater Manchester, OL4

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Apr 2024 to 29 Apr 2024 (3 days) by Right Now Residential, London



£5,563 pcm

## 4 bedroom town house

+ Add to report

High Street, Oldham, Greater Manchester, OL4

NO LONGER ADVERTISED






Marketed from 13 Nov 2023 to 17 Nov 2023 (4 days) by Right Now Residential, 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: **NO**
-  Standard Tenancy Agreement In Place: **NO**
-  Fully compliant tenancy: **NO**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **VACANT**
-  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.



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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**