

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashton Road,
Ashton-under-Lyne, OL8

204990226

 www.letproperty.co.uk





Property Description

Our latest listing is in Ashton Road, Ashton-under-Lyne, OL8

Get instant cash flow of **£750** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



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Property Key Features

3 Bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: Leasehold

Lease Length: Leasehold

Current Rent: £750

Market Rent: £1,300

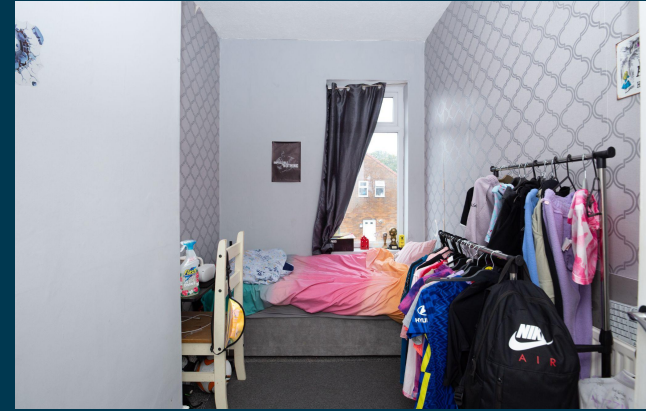
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 200,000.00

25% Deposit	£50,000.00
Stamp Duty ADS @ 6%	£12,000.00
LBTT Charge	£1,100
Legal Fees	£1,000.00
Total Investment	£64,100.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,300

Returns Based on Rental Income	£750	£1,300
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Leasehold	
Letting Fees	£75.00	£130.00
Total Monthly Costs	£715.00	£770.00
Monthly Net Income	£35.00	£530.00
Annual Net Income	£420.00	£6,360.00
Net Return	0.66%	9.92%

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 **£3,760.00**
Adjusted To

Net Return **5.87%**

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


Annual Net Income **£3,360.00**
Adjusted To

Net Return **5.24%**

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 £230,000.



2 bedroom bungalow for sale


Mills Farm Close, Oldham, Greater Manchester, OL8

CURRENTLY ADVERTISED

Marketed from 30 Aug 2024 by Ryder & Dutton, Oldham

CHAIN FREE | TWO BEDROOMS | DETACHED GARAGE & AMPLE PARKING | GENEROUS PLOT | CUL DE SAC LOCATION...

Floor plan: [View](#)



3 bedroom semi-detached house for sale

Hilary Avenue, Bardsley, Oldham

NO LONGER ADVERTISED

Marketed from 19 Oct 2021 to 22 Nov 2021 (34 days) by Yopa, North West

No Chain Delay | Viewing Highly Recommended | Popular Area Of Bardsley Close To All Amenities | T...

Floor plan: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom detached house

+ Add to report

Rowan Tree, Oldham, OL8

NO LONGER ADVERTISED

Marketed from 21 Apr 2024 to 1 May 2024 (10 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2060539



£1,300 pcm

3 bedroom detached house

+ Add to report

Camberwell Drive, Ashton-under-Lyne

NO LONGER ADVERTISED

Marketed from 5 Jan 2024 to 31 Jan 2024 (25 days) by Urban Lettings, National

IMMACULATE Detached family home | Driveway parking | Three bedroom 2 with built in wardrobes...

Sold price history:

[View](#)

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: **2 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.



Ashton Road, Ashton-under-Lyne, OL8

PROPERTY ID: 12345678

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.



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