

LET PROPERTY PACK

INVESTMENT INFORMATION

Oakenshaw View,
Rochdale, OL12

209991261

 www.letproperty.co.uk





Property Description

Our latest listing is in Oakenshaw View, Rochdale, OL12

Get instant cash flow of **£4,500** per calendar month with a **4.9%** Gross Yield for investors.

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 be a rewarding addition to an investor portfolio.

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



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Property Key Features

7 bedroom

4 bathroom

Spacious Rooms

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £4,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £1,093,000.00 and borrowing of £819,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,093,000.00

25% Deposit	£273,250.00
SDLT Charge	£83,340
Legal Fees	£1,000.00
Total Investment	£357,590.00

Projected Investment Return



The monthly rent of this property is currently set at £4,500 per calendar month.

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	£4,500
Mortgage Payments on £819,750.00 @ 5%	£3,415.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£450.00
Total Monthly Costs	£3,880.63
Monthly Net Income	£619.38
Annual Net Income	£7,432.50
Net Return	2.08%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£41,167.50**

Net Return **-11.51%**

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

Annual Net Income Adjusted To **-£57,562.50**

Net Return **-16.10%**

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 £1,100,000.



£1,100,000

5 bedroom farm house for sale

[+ Add to report](#)

Ringlows Lane, Rochdale

NO LONGER ADVERTISED

Marketed from 14 Dec 2022 to 14 Mar 2024 (456 days) by Keenans Estate Agents, Rochdale



£899,950

5 bedroom detached house for sale

[+ Add to report](#)

Far Long Acres Farm, Whitworth, Rossendale, OL12

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Mar 2022 to 16 Sep 2022 (176 days) by Miller Metcalfe, Bury

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,500 based on the analysis carried out by our letting team at **Let Property Management**.



£5,500 pcm

5 bedroom detached house

+ Add to report

Sheepfoot Lane, Prestwich, Manchester, M25

NO LONGER ADVERTISED

Marketed from 13 Jun 2024 to 3 Aug 2024 (51 days) by OpenRent, London



£5,000 pcm

5 bedroom detached house

+ Add to report

Lostock Junction Lane, Lostock, Bolton

NO LONGER ADVERTISED






LET AGREED

Marketed from 27 Sep 2022 to 7 Nov 2022 (41 days) by Redman Casey, Horwich

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: **5 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.



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