

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Thirlmere Road, Rochdale,  
OL11

211034936

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





## Property Description

Our latest listing is in Thirlmere Road, Rochdale, OL11

Get instant cash flow of **£620** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£925** which would provide the investor a Gross Yield of **6.5%** 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...



Thirlmere Road,  
Rochdale, OL11

211034936



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Driveway**

**Front and Rear Garden Space**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £620**

**Market Rent: £925**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 170,000

25% Deposit	£42,500.00
SDLT Charge	5100
Legal Fees	£1,000.00
Total Investment	£48,600.00

# Projected Investment Return



The monthly rent of this property is currently set at £620 per calendar month but the potential market rent is

£ 925

Returns Based on Rental Income	£620	£925
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	
Ground Rent	Freehold	
Letting Fees	£62.00	£92.50
Total Monthly Costs	£608.25	£638.75
Monthly Net Income	£12	£286
Annual Net Income	£141	£3,435
Net Return	0.29%	7.07%

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      **£1,585**  
Adjusted To

Net Return                      **3.26%**

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

Annual Net Income      **£885**  
Adjusted To

Net Return                      **1.82%**

# 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 £180,000.



£180,000

## 2 bedroom semi-detached house for sale

Chevron Close, Rochdale

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jun 2022 to 7 Dec 2022 (167 days) by Keenans Estate Agents, Rochdale

+ Add to report



£140,000

## 2 bedroom terraced house for sale

Marland Avenue, Rochdale, Greater Manchester, OL11

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Aug 2022 to 23 Feb 2023 (175 days) by Cowell & Norford, Rochdale

+ Add to report

# Rent Comparables Report



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



£900 pcm

## 2 bedroom terraced house

Bolton Road, Rochdale, OL11

CURRENTLY ADVERTISED

Marketed from 21 Dec 2024 by OpenRent, London

+ Add to report



£695 pcm

## 2 bedroom terraced house

Bolton Road, Rochdale, OL11

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Nov 2022 to 3 Mar 2023 (100 days) by Revilo Homes, Rochdale

+ Add to report

# 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: **Within 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.



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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**