

LET PROPERTY PACK

INVESTMENT INFORMATION

Hollinhall Street, Oldham, OL4

199777339











Property Description

Our latest listing is in Hollinhall Street, Oldham, OL4.

Get instant cash flow of £900 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 7.3% 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...







Hollinhall Street, Oldham, OL4



4 bedrooms

1 bathrooms

Spacious Lounge

3 Piece Bathroom

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 895 years

Current Rent: £900

Market Rent: £1,150

Lounge







Kitchen





Bedrooms









Bathroom





Exterior









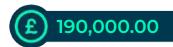
Initial Outlay





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£47,500.00**

SDLT Charge £9,500

Legal Fees £1,000.00

Total Investment £58,000.00

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.

The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is



Returns Based on Rental Income	£900	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£90.00	£115.00
Total Monthly Costs	£698.75	£723.75
Monthly Net Income	£201.25	£426.25
Annual Net Income	£2,415.00	£5,115.00
Net Return	4.16 %	8.82%

Return Stress Test Analysis Report





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

Annual Net Income

£2,815.00

Adjusted To

Net Return

4.85%

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

Annual Net Income

£2,265.00

Adjusted To

Net Return

3.91%

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 £139,950.



3 bedroom end of terrace house for sale

Hollinhall Street, Greenacres, Oldham, Greater Manchester, OL4

NO LONGER ADVERTISED SOLD STC

CONTRACT READY | END TERRACE | TWO RECEPTION ROOMS | TWO BEDROOMS PLUS LARGE LOFT ROOM | LARGE GA...

SOLD PRICE HISTORY



£120,000

2 bedroom terraced house for sale

Hollinhall Street, Oldham, Greater Manchester, OL4

NO LONGER ADVERTISED SOLD STC

**** GUIDE PRICE £120,000- £125,000**** A spacious bay fronted mid terrace with the added bonus o...

SOLD PRICE HISTORY

+ Add to report

+ Add to report

Rent Comparables Report



+ Add to report

+ Add to report

This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

3 bedroom terraced house

Hollinhall Street, Oldham, Manchester, OL4

NO LONGER ADVERTISED

Marketed from 13 Sep 2024 to 9 Oct 2024 (26 days) by Prime Residential Property Management, London



£1,495 pcm

4 bedroom semi-detached house

Staindale, Oldham, Greater Manchester, OL4

NO LONGER ADVERTISED

Marketed from 15 May 2023 to 14 Jul 2023 (59 days) by Your Move, Shaw

Staindale, Oldnam, Greater Mancheste

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: 5 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.





Interested in this property investment?

Call us on **0141 478 0985**



Hollinhall Street, Oldham, OL4



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.