

LET PROPERTY PACK

INVESTMENT INFORMATION

Hollinhal Street, Oldham,
OL4

199777339

 www.letproperty.co.uk





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...



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Property Key Features

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





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

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£9,500
Legal Fees	£1,000.00
Total Investment	£58,000.00

Projected Investment Return



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

£ 1,150



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	£900	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
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.



£139,950

3 bedroom end of terrace house for sale

Hollinhall Street, Greenacres, Oldham, Greater Manchester, OL4

+ Add to report

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

+ Add to report

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

Rent Comparables 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

[+ Add to report](#)

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

[+ Add to report](#)

Staindale, Oldham, Greater Manchester, OL4

NO LONGER ADVERTISED

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

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.



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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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