

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Granite Street, Oldham,  
OL1

214512631

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





## Property Description

Our latest listing is in Granite Street, Oldham, OL1

Get instant cash flow of **£700** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£881** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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

**3 bedrooms**

**1 bathroom**

**Spacious Room**

**Large Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £700**

**Market Rent: £881**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
Total Investment	£42,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 881

Returns Based on Rental Income	£700	£881
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.00	£88.10
Total Monthly Costs	£516.25	£534.35
Monthly Net Income	£183.75	£346.65
Annual Net Income	£2,205.00	£4,159.80
Net Return	5.20%	9.81%

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      **£2,397.80**  
Adjusted To

Net Return                      **5.66%**

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

Annual Net Income      **£2,089.80**  
Adjusted To

Net Return                      **4.93%**

# 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 £141,000.



£141,000

## 3 bedroom terraced house for sale

Hollinhall Street, Oldham, OL4

CURRENTLY ADVERTISED

Marketed from 31 Jan 2025 by Let Property Sales & Management, Glasgow

Buy-to-Let Opportunity | Long Term Tenants Currently Situated | Likely to attract enquiries from ...

+ Add to report



£140,000

## 3 bedroom terraced house for sale

Adlington Street, Oldham, OL4

NO LONGER ADVERTISED

Marketed from 8 Feb 2024 to 5 Mar 2024 (26 days) by Belvoir Sales, Bury

INVESTORS ONLY | SOLD WITH TENANT | TERRACED HOUSE | THREE BEDROOMS | QUIET LOCATION | CALL BELVO...

+ 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

## 3 bedroom terraced house

+ Add to report

Wales Street, OLDHAM

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Mar 2025 to 25 Apr 2025 (45 days) by William H. Brown Lettings, Halifax

COUNCIL TAX BAND - A | DEPOSIT - £900 | EPC - D | OLDHAM | THREE BEDROOMS | KITCHEN/DINER | REAR ...



£895 pcm

## 3 bedroom end of terrace house

+ Add to report

Briscoe Street, Oldham

NO LONGER ADVERTISED

Marketed from 7 Mar 2025 to 10 Mar 2025 (2 days) by Habitat, Oldham

Three Bedrooms | Close to the metro link | Home Office / Playroom | Modern Kitchen | Modern Bathr...

# 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: **3 years +**



Standard Tenancy Agreement In Place: **Yes**



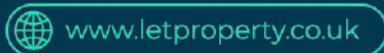
Payment history: **On time for length of tenancy**



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**