

LET PROPERTY PACK

INVESTMENT INFORMATION

Hill Top Drive, Rochdale,
OL11

214416850

 www.letproperty.co.uk





Property Description

Our latest listing is in Hill Top Drive, Rochdale, OL11

Get instant cash flow of **£795** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.0%** 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

2 Bedrooms

1 Bathroom

Garden Ground Space

Well-Maintained Property

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £795

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£9,540
Legal Fees	£1,000.00
Total Investment	£53,540.00

Projected Investment Return



The monthly rent of this property is currently set at £795 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	£795	£1,150
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£79.50	£115.00
Total Monthly Costs	£632.00	£667.50
Monthly Net Income	£163.00	£482.50
Annual Net Income	£1,956.00	£5,790.00
Net Return	3.65%	10.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,490.00**
Adjusted To

Net Return **6.52%**

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

Annual Net Income **£3,210.00**
Adjusted To

Net Return **6.00%**

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 £155,000.



£155,000

2 bedroom semi-detached house for sale

+ Add to report

Hill Top Drive, Kirkholt, Rochdale, Greater Manchester, OL11

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Sep 2024 to 10 Jan 2025 (121 days) by Ryder & Dutton, Rochdale



£150,000

2 bedroom semi-detached house for sale

+ Add to report

Kildare Crescent, Rochdale, OL11

NO LONGER ADVERTISED

Marketed from 15 Dec 2023 to 8 Nov 2024 (328 days) by Revilo Homes, Rochdale

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom cottage

40 Stakehill Lane, Manchester, M24

NO LONGER ADVERTISED

Marketed from 6 Dec 2023 to 16 Feb 2024 (71 days) by Kirkham Property, Chadderton

+ Add to report



£1,100 pcm

2 bedroom house

Rouse Street, Rochdale

NO LONGER ADVERTISED

Marketed from 16 Jan 2025 to 22 Jan 2025 (6 days) by Servico, Nationwide

+ 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: **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.



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