

LET PROPERTY PACK

INVESTMENT INFORMATION

Bolton Road, Rochdale,
OL11 3LP

215176467

 www.letproperty.co.uk





Property Description

Our latest listing is in Bolton Road, Rochdale, OL11 3LP

Get instant cash flow of **£550** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£898** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 Bedrooms

1 Bathroom

Well Maintained Property

Private Backyard

Conveniently located near major motorways, parks, schools, and supermarkets.

Outdoor Area

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £898

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£6,350
Legal Fees	£1,000.00
Total Investment	£39,100.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 898



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	£550	£898
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£89.80
Total Monthly Costs	£466.88	£501.68
Monthly Net Income	£83.13	£396.33
Annual Net Income	£997.50	£4,755.90
Net Return	2.55%	12.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,959.90**
Adjusted To

Net Return **7.57%**

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


Annual Net Income **£2,850.90**
Adjusted To

Net Return **7.29%**

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 £135,000.



£135,000

2 bedroom terraced house for sale


Cheltenham Street, Rochdale, Greater Manchester, OL11

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Mar 2024 to 28 Nov 2024 (245 days) by Ryder & Dutton, Rochdale

Two Double Bedroom Mid Terrace | Ideal First Purchase or Buy to Let Investment | No Chain | Cella...

[+ Add to report](#)



£130,000

2 bedroom terraced house for sale

Knoll Street, Castleton, Rochdale, OL11

NO LONGER ADVERTISED **SOLD STC**

Marketed from 6 Apr 2024 to 24 Jan 2025 (292 days) by Yopa, North West & Midlands


No Chain Delay | Internal Viewing Essential | Close To Train Station & Motorway | Desirable Castl...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

2 bedroom terraced house


Bury Road, Bamford, Rochdale, OL11

NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Sep 2024 to 28 Sep 2024 (23 days) by Cowell & Norford, Rochdale

Rent - £925 | Deposit - £1067 | Holding Deposit - £213 | EPC - D | Council Tax Band - B

[+ Add to report](#)



£900 pcm

2 bedroom terraced house

Ashbourne Street, Rochdale, Greater Manchester, Uk, OL11 5XF

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 25 Feb 2025 by Miller Metcalfe, Bolton

Two bedroom | Character cottage | Garden fronted | Communal garden to the rear

[+ 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: **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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