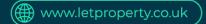


LET PROPERTY PACK

INVESTMENT INFORMATION

Taylor Street, Rochdale, OL12

217214872











Property Description

Our latest listing is in Taylor Street, Rochdale, Ol 12

Get instant cash flow of £750 per calendar month with a 5.8% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 8.9% 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...







Taylor Street, Rochdale, OL12



2 bedroom

1 bathroom

Spacious Room

Parking Space Available

Factor Fees: TBC

Ground Rent: £0.40 pm

Lease Length: 980 years

Current Rent: £750

Market Rent: £1,150

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









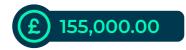
Initial Outlay





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£38,750.00**

SDLT Charge £8,350

Legal Fees £1,000.00

Total Investment £48,100.00

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 £750 per calendar month but the potential market rent is



Returns Based on Rental Income	£750	£1,150
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	£0.40	
Letting Fees	£75.00	£115.00
Total Monthly Costs	£574.78	£614.78
Monthly Net Income	£175.23	£535.23
Annual Net Income	£2,102.70	£6,422.70
Net Return	4.37%	13.35%

Return Stress Test Analysis Report





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

Annual Net Income

£4,122.70

Adjusted To

Net Return

8.57%

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

Annual Net Income

£4,102.50

Adjusted To

Net Return

8.53%

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 £150,000.



2 bedroom terraced house for sale

+ Add to report

Maud Street, Syke, Rochdale, OL12

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Jul 2024 to 16 Nov 2024 (107 days) by Cowell & Norford, Rochdale



£145,000

2 bedroom terraced house for sale

+ Add to rep

Ada Street, Syke, Rochdale

NO LONGER ADVERTISED

Marketed from 30 Jan 2021 to 3 Jun 2021 (124 days) by Revilo Homes, Rochdale

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property**Management.



£1,250 pcm

2 bedroom town house

+ Add to report

Glen Morag Gardens, Rochdale

NO LONGER ADVERTISED

Marketed from 30 Jan 2024 to 22 Mar 2024 (52 days) by Mann Island, Liverpool



£1,100 pcm

2 bedroom house

+ Add to report

HELMSMAN LANE, Rochdale, Greater Manchester, OL16

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Mar 2025 to 2 Apr 2025 (15 days) by Cowell & Norford, Rochdale

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**



Taylor Street, Rochdale, OL12



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.