

LET PROPERTY PACK

INVESTMENT INFORMATION

Claybank Street, Heywood,
OL10

217515440

 www.letproperty.co.uk





Property Description

Our latest listing is in Claybank Street, Heywood, OL10

Get instant cash flow of **£525** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£780** which would provide the investor a Gross Yield of **6.8%** 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...



Claybank Street,
Heywood, OL10

217515440



Property Key Features

2 Bedrooms

1 Bathroom

Modern Kitchen

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £14.67 pm

Lease Length: 800 years

Current Rent: £525

Market Rent: £780

Lounge



Kitchen



Bathroom



Bedrooms



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 £7,160

Legal Fees £1,000.00

Total Investment £42,660.00

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 £525 per calendar month but the potential market rent is

£ 780

Returns Based on Rental Income	£525	£780
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£14.67	
Letting Fees	£52.50	£78.00
Total Monthly Costs	£513.42	£538.92
Monthly Net Income	£11.58	£241.08
Annual Net Income	£138.96	£2,892.96
Net Return	0.33%	6.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,332.96**
Adjusted To

Net Return **3.12%**

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

Annual Net Income **£999.00**
Adjusted To

Net Return **2.34%**

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 £140,000.



2 bedroom terraced house for sale

Langton Street, Heywood, OL10

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Dec 2021 to 27 May 2022 (154 days) by Strike, Manchester

+ Add to report



2 bedroom terraced house for sale

Claybank Street, Heywood, Rochdale, OL10

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Nov 2022 to 6 May 2023 (157 days) by Miller Metcalfe, Bury

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom end of terrace house

Mine Street, Heywood

CURRENTLY ADVERTISED

LET AGREED

Marketed from 25 Mar 2025 by Barton Kendal Residential, Rochdale

+ Add to report



£595 pcm

2 bedroom terraced house

Starkey Street, Heywood, OL10

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Mar 2021 to 16 Apr 2021 (32 days) by Cowell & Norford, Rochdale

+ 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**



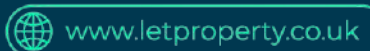
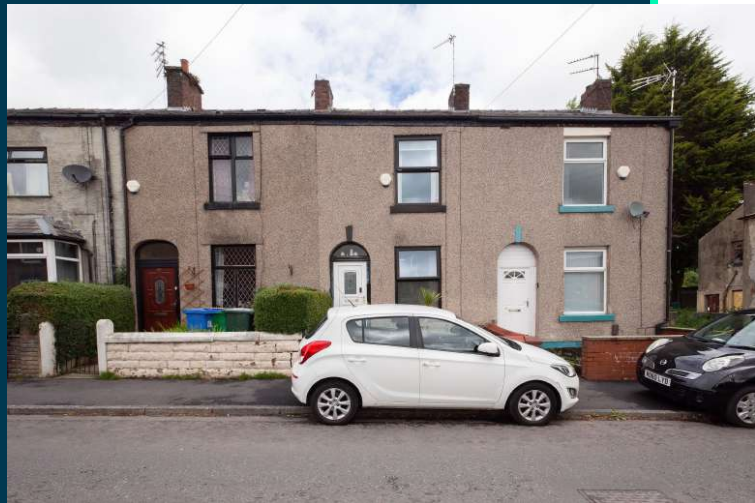
Payment history: **On time for length of tenancy**



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.



LETPROPERTY