

# LET PROPERTY PACK

## INVESTMENT INFORMATION

New Earth Street, Oldham,  
OL4

219686731

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





## Property Description

Our latest listing is in New Earth Street, Oldham, OL4

This property has a potential to rent for **£790** which would provide the investor a Gross Yield of **6.9%** 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...**



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 853 years**

**Market Rent: £790**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £137,000.00 and borrowing of £102,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 137,000.00

25% Deposit £34,250.00

SDLT Charge £7,090

Legal Fees £1,000.00

Total Investment £42,340.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£790
Mortgage Payments on £102,750.00 @ 5%	£428.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£79.00
Total Monthly Costs	£522.13
Monthly Net Income	£267.88
Annual Net Income	£3,214.50
Net Return	7.59%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,634.50**  
Adjusted To

Net Return                      **3.86%**

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

Annual Net Income      **£1,159.50**  
Adjusted To

Net Return                      **2.74%**

# 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 £139,999.



£139,999

## 2 bedroom house for sale

New Earth Street, Oldham

NO LONGER ADVERTISED

Marketed from 1 Apr 2025 to 3 Apr 2025 (1 days) by Mcdermott & Co Property Agents, Greenfield

+ Add to report



£125,000

## 2 bedroom end of terrace house for sale

New Earth Street, Clarksfield, Oldham, OL4

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 May 2025 by Ryder & Dutton, Oldham

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 2 bedroom terraced house

Lees Road, Oldham, Greater Manchester, OL4

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 May 2023 to 8 Jun 2023 (28 days) by Reeds Rains Lettings, Ashton Under Lyne

+ Add to report



£795 pcm

## 2 bedroom terraced house

New Earth Street, Oldham, OL4

NO LONGER ADVERTISED

Marketed from 4 Apr 2024 to 8 Apr 2024 (3 days) by Northwood, Oldham

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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**