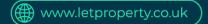


LET PROPERTY PACK

INVESTMENT INFORMATION

New Earth Street, Oldham, OL4

219686731











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...









2 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 853 years

Market Rent: £790

New Earth Street, Oldham, OL4

21968673

Lounge









Kitchen









Bedrooms



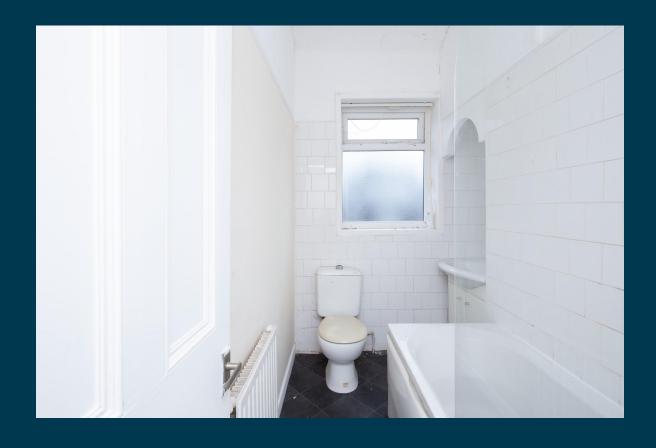






Bathroom





Exterior









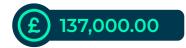
Initial Outlay





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



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	ТВС
Ground Rent	ТВС
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

£1,634.50

Annual Net Income

Adjusted To

3.86%

Net Return

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

£125,000

2 bedroom house for sale

+ Add to report

New Earth Street, Oldham

NO LONGER ADVERTISED

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



2 bedroom end of terrace house for sale

+ Add to report

New Earth Street, Clarksfield, Oldham, OL4

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 May 2025 by Ryder & Dutton, Oldham

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**.



2 bedroom terraced house

+ Add to report

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



£795 pcm

£800 pcm

2 bedroom terraced house

+ Add to report

New Earth Street, Oldham, OL4

NO LONGER ADVERTISED

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

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



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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**



New Earth Street, Oldham, OL4



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.