# TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

## INVESTMENT INFORMATION

Rothwell Street, Rochdale,
OL12 9BL



**230379282**

Tenanted Property Auctions




# PROPERTY DESCRIPTION

Our latest listing is in Rothwell Street, Rochdale, OL12 9BL

Rent currently agreed with tenant of **£950** per calendar month which calculates to a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£1,014** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to full market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

**Please read full legal pack for detailed property information.**

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

Tenanted Property Auctions



Rothwell Street,
Rochdale, OL12 9BL

230379282

# Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £950

Market Rent: £1,014

# Lounge







# Kitchen







# Bedrooms







# Bathroom



# Exterior







# Purchase Outlay

**ASSUMED PURCHASE PRICE**

**£148,000**

| | |
|---|---|
| 10% Deposit (£5,000 Minimum) | **£14,800** |
| Buyers Premium | **£6,000** |
| Paid On Accepted Bid | **£20,800** |
| Purchase Balance | **£133,200** |
| SDLT Charge | **£7,860** |
| Est. Legal Fees | **~£1,000** |
| Balance Paid On Settlement | **£142,060** |

Your total all in costs would be ~£142,060 after taxes and fees based on a purchase price of £148,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# 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.




£150,000

## 2 bedroom town house for sale

+ Add to report

CANON STREET, Hamer, Rochdale OL16 2TA

NO LONGER ADVERTISED SOLD STC

Marketed from 9 Feb 2026 to 22 May 2026 (101 days) by Reside Estate Agency, Rochdale



£150,000

## 2 bedroom terraced house for sale

+ Add to report

Bay Street, Rochdale, OL12

CURRENTLY ADVERTISED SOLD STC

Marketed from 10 Aug 2026 by Revilo Homes, Rochdale

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,110 based on the analysis carried out by our lettings team.




£1,110 pcm

## 2 bedroom terraced house

+ Add to report

Arkwright Avenue, Rochdale, OL16

NO LONGER ADVERTISED

Marketed from 19 Aug 2026 to 10 Sep 2026 (22 days) by Simple Life, Simple Life



£1,050 pcm

## 2 bedroom end of terrace house

+ Add to report

Morley Street, Rochdale, OL16

CURRENTLY ADVERTISED

Marketed from 7 Oct 2026 by OpenRent, London




Rothwell Street, Rochdale, OL12 9BL

**PROPERTY ID: 230379282**

# Interested in this **property investment?**

## Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.