

# LET PROPERTY PACK

## INVESTMENT INFORMATION

High Street, Lees, Oldham,  
OL4

225704404

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





## Property Description

Our latest listing is in High Street, Lees, Oldham, OL4

Get instant cash flow of **£1,300** per calendar month with a **3.9%** Gross Yield for investors.

This property has a potential to rent for **£3,300** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

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



High Street, Lees,  
Oldham, OL4

225704404



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: £0.00 PM**

**Lease Length: Freehold**

**Current Rent: £1,300 PM**

**Market Rent: £3,300 PM**

# Lounge



# Kitchen



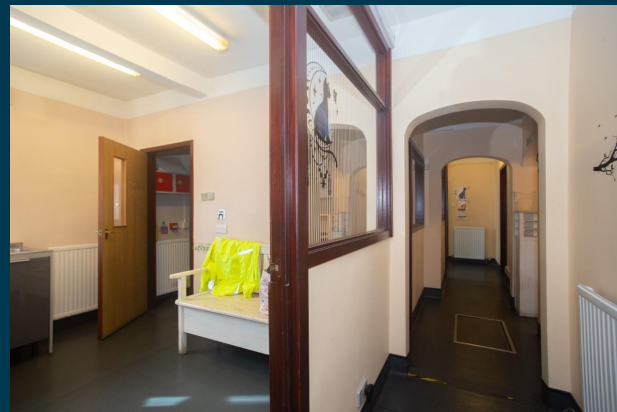
# Bedrooms



# Bathroom



# Primary Business Area



# Primary Business Area



# Exterior





Figures based on assumed purchase price of £402,500.00 and borrowing of £301,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 402,500.00

25% Deposit	£100,625.00
SDLT Charge	£30,250
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£131,875.00</b>

# Projected Investment Return



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



The monthly rent of this property is currently set at £1,300 per calendar month but the potential market rent is

£ 3,300

Returns Based on Rental Income	£1,300	£3,300
Mortgage Payments on £301,875.00 @ 5%	£1,257.81	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£130.00	£330.00
<b>Total Monthly Costs</b>	<b>£1,402.81</b>	<b>£1,602.81</b>
<b>Monthly Net Income</b>	<b>-£102.81</b>	<b>£1,697.19</b>
<b>Annual Net Income</b>	<b>-£1,233.75</b>	<b>£20,366.25</b>
<b>Net Return</b>	<b>-0.94%</b>	<b>15.44%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£13,766.25**  
Adjusted To

Net Return                      **10.44%**

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

Annual Net Income      **£14,328.75**  
Adjusted To

Net Return                      **10.87%**

# 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 £370,000.



£370,000

## 3 bedroom semi-detached house for sale

Phillimore Street, Lees, Oldham

CURRENTLY ADVERTISED

Marketed from 25 Feb 2026 by N P Estates, Manchester

+ Add to report



£350,000

## 3 bedroom detached house for sale

Owls Gate, Lees, Oldham, OL4

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jul 2025 to 3 Oct 2025 (77 days) 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 £1,595 based on the analysis carried out by our letting team at **Let Property Management**.



£1,595 pcm

## 3 bedroom detached house

+ Add to report

Wellington Mews, Hartshead Street, Lees, Oldham, OL4

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Oct 2025 to 3 Nov 2025 (26 days) by Ryder & Dutton, Uppermill



£1,350 pcm

## 3 bedroom semi-detached house

+ Add to report

8 Silverdale Drive, Lees

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Aug 2025 to 1 Oct 2025 (56 days) by Gaskells Property Management, Saddleworth, Oldham

# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

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

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**