

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Vincent Avenue, Oldham,
OL4 2RW

227557501





PROPERTY DESCRIPTION

Our latest listing is in Vincent Avenue, Oldham, OL4 2RW

Rent currently agreed with tenant of **£600** per calendar month which calculates to a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£675** which would provide the investor a Gross Yield of **10.4%** 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...



Vincent Avenue, Oldham,
OL4 2RW

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Property Key Features

1 Bedroom

1 Bathroom

Spacious lounge

Easy Access to Local Amenities

Factor Fees: In Legal Pack

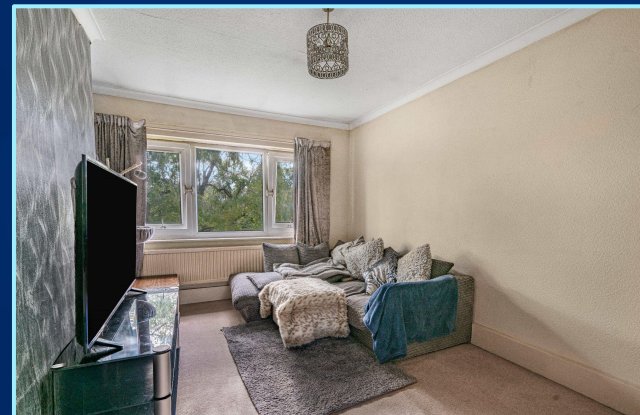
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £600

Market Rent: £675

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£78,000

10% Deposit (£5,000 Minimum) **£7,800**

Buyers Premium **£6,000**

Paid On Accepted Bid **£13,800**

Purchase Balance **£70,200**

SDLT Charge **£3,900**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£75,100**

Your total all in costs would be ~£75,100 after taxes and fees based on a purchase price of £78,000. 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 £120,000.

 £120,000	1 bedroom apartment for sale Dale Square, Royton, Oldham, Greater Manchester, OL2 CURRENTLY ADVERTISED SOLD STC Marketed from 27 Apr 2026 by Ryder & Dutton, Royton and Shaw + Add to report
 £110,000	1 bedroom apartment for sale Hilltop Drive, Royton, Oldham, Greater Manchester, OL2 CURRENTLY ADVERTISED Marketed from 17 Feb 2026 by Ryder & Dutton, Royton and Shaw SUPERB MODERN 2ND FLOOR APARTMENT IDEAL FIRST PURCHASE POTENTIAL BUY TO LET + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,950 based on the analysis carried out by our lettings team.



£1,950 pcm

1 bedroom apartment

[+ Add to report](#)

Retiro Street, Oldham, Lancashire, OL1

NO LONGER ADVERTISED

Marketed from 26 Sep 2024 to 20 Jun 2025 (267 days) by Frestons, Covering London and the Home Counties



£1,001 pcm

1 bedroom flat

[+ Add to report](#)

Over 45's if there is a medical need - St James Court, Spring Street, Oldham

NO LONGER ADVERTISED

Marketed from 23 Apr 2026 to 24 Aug 2026 (123 days) by Places for People, Re Lets



Vincent Avenue, Oldham, OL4 2RW

PROPERTY ID: 227557501

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.