

LET PROPERTY PACK

INVESTMENT INFORMATION

Dale Street, Milnrow,
Rochdale, OL16

224806837

 www.letproperty.co.uk





Property Description

Our latest listing is in Dale Street, Milnrow, Rochdale, OL16

Get instant cash flow of **£3,325** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£4,000** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

Portfolio of Flats and
Commercial Units

5 bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,325

Market Rent: £4,000

Lounge



Lounge



Primary Business Area



Kitchen



Kitchen



Kitchen



Bedrooms



Bathroom



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £529,000.00 and borrowing of £396,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 529,000.00

25% Deposit	£132,250.00
SDLT Charge	£42,900
Legal Fees	£1,000.00
Total Investment	£176,150.00

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 £3,325 per calendar month but the potential market rent is

£4,000

Returns Based on Rental Income	£3,325	£4,000
Mortgage Payments on £396,750.00 @ 5%	£1,653.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£332.50	£400.00
Total Monthly Costs	£2,000.63	£2,068.13
Monthly Net Income	£1,324.38	£1,931.88
Annual Net Income	£15,892.50	£23,182.50
Net Return	9.02%	13.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£15,182.50**
Adjusted To

Net Return **8.62%**

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

Annual Net Income **£15,247.50**
Adjusted To

Net Return **8.66%**

Portfolio Overview



The ground floor comprises two commercial units currently producing reliable rental income. A well-established café generates £550 PCM, while a separate office unit achieves £350 PCM. To the rear of the ground floor is a studio apartment, currently vacant as it requires installation of a new shower area. According to the seller, the studio has a minimum achievable rent of approximately £600 PCM once updated. Additionally, behind the café there is a further office space currently used by the owner, which will be vacated upon sale, offering further rental or operational potential.

The first residential level features a one-bedroom apartment currently let at £675 PCM, while above this sits a loft-style one-bedroom apartment generating £850 PCM, both offering attractive yields and continued tenant demand.

On the opposite side of the building, above the office and studio, is a spacious duplex apartment currently occupied by the seller. Originally configured as a three-bedroom property, it has been opened up into a generous two-bedroom layout. The lower floor includes the bedrooms and main bathroom, while the upper floor provides a large lounge, kitchen and additional bathroom, creating a unique and desirable living space. This apartment could comfortably achieve approximately £1,000 PCM on the open rental market. The seller has indicated they would ideally remain for a short transitional period of a few months following completion while relocating.

Portfolio Overview



The property benefits from EPC ratings of C across all units, with all legal certifications in place, providing reassurance for investors seeking a compliant, income-producing asset. Importantly, the property is mortgage-free, allowing for a straightforward transaction.

With multiple income streams, Airbnb/short-stay potential, and scope to enhance returns, this property represents a compelling opportunity for investors looking to expand their portfolio with a highly versatile, mixed-use building.

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,500 based on the analysis carried out by our letting team at **Let Property Management**.



£4,500 pcm

5 bedroom semi-detached house

Roe Green, Worsley, Manchester, M28 2RN

CURRENTLY ADVERTISED

LET AGREED

Marketed from 20 Feb 2026 by Hunters Worsley, Worsley



£4,250 pcm

5 bedroom detached house

Old Broadway, Didsbury, Manchester, M20

CURRENTLY ADVERTISED

Marketed from 16 Feb 2026 by Julian Wadden, Didsbury

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 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.



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