

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Lees Road, Mossley, OL5
OPG

228675860





PROPERTY DESCRIPTION

Our latest listing is in Lees Road, Mossley, OL5 0PG

Rent currently agreed with tenant of **£800** per calendar month which calculates to a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£814** which would provide the investor a Gross Yield of **5.6%** 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...



Lees Road, Mossley, OL5
0PG

228675860

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £800

Market Rent: £814

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£173,000

10% Deposit (£5,000 Minimum) **£17,300**

Buyers Premium **£6,000**

Paid On Accepted Bid **£23,300**

Purchase Balance **£155,700**

SDLT Charge **£9,610**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£166,310**

Your total all in costs would be ~£166,310 after taxes and fees based on a purchase price of £173,000. 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 £190,000.



£190,000

3 bedroom semi-detached house for sale

[+ Add to report](#)

Waterton Lane, Mossley

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Sep 2023 to 8 Jul 2024 (310 days) by Home Estate Agents Ltd, Stalybridge



£190,000

3 bedroom town house for sale

[+ Add to report](#)

Waterton Lane, Mossley, OL5

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Dec 2024 to 4 Jun 2025 (159 days) by Ryder & Dutton, Uppermill

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our lettings team.



£975 pcm

3 bedroom semi-detached house

Dyson Street, OL5

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Apr 2016 to 13 Nov 2025 (3503 days) by Byroms, Saddleworth, Oldham

+ Add to report



£950 pcm

3 bedroom town house

Waterton Lane, Mossley

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Oct 2024 to 22 Nov 2024 (43 days) by Bridges, Uppermill

+ Add to report



Lees Road, Mossley, OL5 0PG

PROPERTY ID: 228675860

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.