

LET PROPERTY PACK

INVESTMENT INFORMATION

Maud Street, Rochdale,
OL12

227557808

 www.letproperty.co.uk





Property Description

Our latest listing is in Maud Street, Rochdale, OL12

Get instant cash flow of **£900** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£926** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to 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.

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



Maud Street, Rochdale,
OL12

227557808



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: £250.00 PM

Lease Length: 872 years

Current Rent: £900

Market Rent: £926

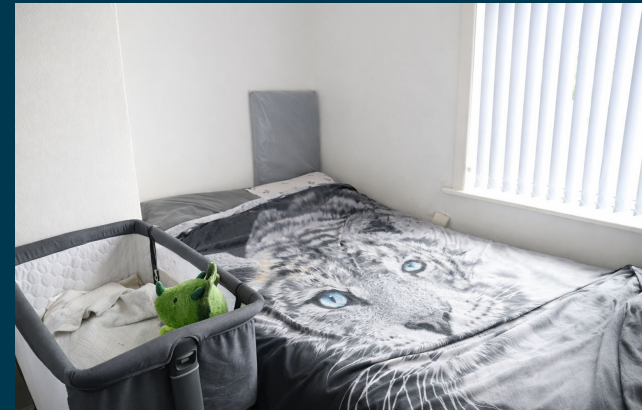
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,500.00 and borrowing of £129,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,500.00

25% Deposit	£43,125.00
SDLT Charge	£9,575
Legal Fees	£1,000.00
Total Investment	£53,700.00

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 £900 per calendar month but the potential market rent is

£ 926

Returns Based on Rental Income	£900	£926
Mortgage Payments on £129,375.00 @ 5%	£539.06	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£250.00	
Letting Fees	£90.00	£92.60
Total Monthly Costs	£894.06	£896.66
Monthly Net Income	£5.94	£29.34
Annual Net Income	£71.25	£352.05
Net Return	0.13%	0.66%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,499.95**

Net Return **-2.79%**

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

Annual Net Income Adjusted To **£764.55**

Net Return **1.42%**

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 £185,000.



3 bedroom semi-detached house for sale

+ Add to report

Norton Road, Rochdale

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2025 to 17 Feb 2026 (191 days) by Andrew Kelly, Rochdale and Surrounding

£185,000



3 bedroom semi-detached house for sale

+ Add to report

Netley Avenue, Syke, Rochdale, Greater Manchester, OL12

NO LONGER ADVERTISED

Marketed from 9 Oct 2023 to 14 Nov 2023 (35 days) by Ryder & Dutton, Rochdale

£180,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

+ Add to report

Margroy Close, Shawclough, OL12

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jan 2026 to 18 Feb 2026 (36 days) by Prestige Sales and Lettings Limited, Rochdale

£1,000 pcm



3 bedroom semi-detached house

+ Add to report

Maureen Street, Rochdale, Greater Manchester, OL12

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jan 2020 to 30 Jan 2024 (1460 days) by Openshaw Davies, Oldham

£950 pcm

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**



Current term of tenancy: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



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



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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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