

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Brunswick Street, Shaw,  
Oldham, OL2 7RY

226772322

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





## Property Description

Our latest listing is in Brunswick Street, Shaw, Oldham, OL2 7RY

Get instant cash flow of **£725** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£944** which would provide the investor a Gross Yield of **7.6%** 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...**



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Oldham, OL2 7RY

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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £0.17 PM**

**Ground Rent: £0**

**Lease Length: 856 years**

**Current Rent: £725**

**Market Rent: £944**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 150,000

SDLT Charge **£8,000**

Legal Fees **£1,000**

Total Investment **£159,000**

# Projected Investment Return



The monthly rent of this property is currently set at £725.00 per calendar month but the potential market rent is

£ 944



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



Returns Based on Rental Income	£725.00	£944.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.17	
Ground Rent	£0.00	
Letting Fees	£72.50	£94.40
<b>Total Monthly Costs</b>	<b>£87.67</b>	<b>£109.57</b>
<b>Monthly Net Income</b>	<b>£637.33</b>	<b>£834.43</b>
<b>Annual Net Income</b>	<b>£7,648.00</b>	<b>£10,013.20</b>
<b>Net Return</b>	<b>4.81%</b>	<b>6.30%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£8,125**  
Adjusted To

Net Return                      **5.11%**

# 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 £160,000.



£160,000

## 2 bedroom news house for sale

+ Add to report

Lyon Street, Shaw

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 14 Apr 2026 to 14 May 2026 (30 days) by Cornerstone Estates & Lettings Limited, Shaw



£160,000

## 2 bedroom terraced house for sale

+ Add to report

Farrow Street, Shaw

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 7 Jan 2025 to 6 May 2025 (118 days) by Habitat, Oldham

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 2 bedroom terraced house

+ Add to report

Duckworth Street, Oldham, Greater Manchester, OL2

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2023 to 28 Apr 2026 (1028 days) by Byroms, Saddleworth, Oldham



£850 pcm

## 2 bedroom end of terrace house

+ Add to report

Gordon Street, Oldham, Greater Manchester, OL2

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Mar 2025 to 16 May 2025 (55 days) by Byroms, 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 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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PROPERTY ID: 12345678

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**