

LET PROPERTY PACK

INVESTMENT INFORMATION

Stamford Street, Mossley,
OL5 0HR

227560882

 www.letproperty.co.uk





Property Description

Our latest listing is in Stamford Street, Mossley, OL5 0HR

Get instant cash flow of **£750** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,068** which would provide the investor a Gross Yield of **7.5%** 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...



Stamford Street, Mossley,
OL5 0HR

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: £12.50 PM

Lease Length: 981 years

Current Rent: £750

Market Rent: £1,068

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 161,000

SDLT Charge **£8,770**

Legal Fees **£1,000**

Total Investment **£170,770**

Projected Investment Return

The monthly rent of this property is currently set at £750.00 per calendar month but the potential market rent is

£ 1,068



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



Returns Based on Rental Income	£750.00	£1,068.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£12.50	
Letting Fees	£75.00	£106.80
Total Monthly Costs	£102.50	£134.30
Monthly Net Income	£647.50	£933.70
Annual Net Income	£7,770.00	£11,204.40
Net Return	4.55%	6.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,068**
Adjusted To

Net Return **5.31%**

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 £165,000.



2 bedroom terraced house for sale

+ Add to report

Webster Street, Mossley, OL5

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Feb 2025 to 4 Aug 2025 (175 days) by Ryder & Dutton, Uppermill



2 bedroom terraced house for sale

+ Add to report

Greaves Street, Mossley, OL5

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Nov 2023 to 7 Dec 2024 (381 days) by Ryder & Dutton, Uppermill

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom terraced house

+ Add to report

Manchester Road, Mossley

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Mar 2026 to 27 Mar 2026 (24 days) by Mcdermott & Co Property Agents, Greenfield



£1,050 pcm

2 bedroom semi-detached house

+ Add to report

The Highlands, Mossley, Ashton-Under-Lyne, OL5






NO LONGER ADVERTISED

Marketed from 3 Jun 2024 to 8 Jun 2024 (4 days) by OpenRent, London

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: **3 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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Stamford Street, Mossley, OL5 0HR

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.



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