

LET PROPERTY PACK

INVESTMENT INFORMATION

Tonge Street, Heywood,
OL10

224446158

 www.letproperty.co.uk





Property Description

Our latest listing is in Tonge Street, Heywood, OL10

Get instant cash flow of **£850** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£975** which would provide the investor a Gross Yield of **8.4%** 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...



Tonge Street, Heywood,
OL10

224446158



Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £850

Market Rent: £975

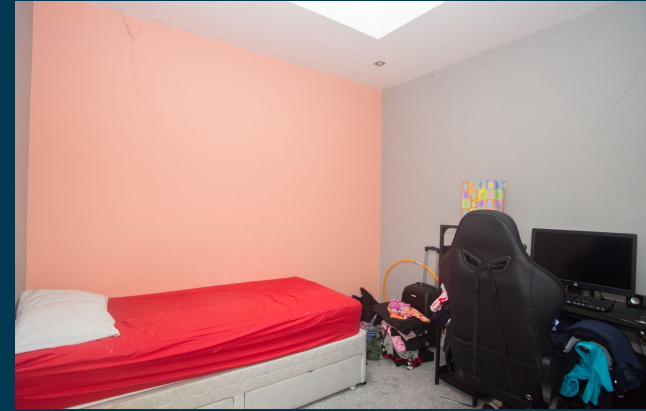
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 140,000.00

25% Deposit	£35,000.00
ADS @ 8%	£11,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£47,200.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is



£ 975

Returns Based on Rental Income	£850	£975
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£85.00	£97.50
Total Monthly Costs	£537.50	£550.00
Monthly Net Income	£312.50	£425.00
Annual Net Income	£3,750.00	£5,100.00
Net Return	7.94%	10.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,150.00**
Adjusted To

Net Return **6.67%**

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

Annual Net Income **£3,000.00**
Adjusted To

Net Return **6.36%**

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 £150,000.



£150,000

3 bedroom town house for sale

+ Add to report

Sandiway, Heywood, Greater Manchester, OL10

CURRENTLY ADVERTISED

SOLD STC

Marketed from 9 Apr 2026 by Ryder & Dutton, Heywood



£145,000

3 bedroom terraced house for sale

+ Add to report

Rochdale Lane, Heywood, Greater Manchester, OL10

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Mar 2026 by Ryder & Dutton, Heywood

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom detached house

John Street, Heywood, OL10 4HG

NO LONGER ADVERTISED

Marketed from 23 Apr 2025 to 29 May 2025 (36 days) by Choice Estates, Heywood

+ Add to report

Three Bedroom Link Detached | Uniquely Spacious - All Double Bedrooms | Holding Deposit - £225 | See



£975 pcm

3 bedroom terraced house

Cromwell Street, Heywood, Greater Manchester, OL10

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 May 2026 to 3 Jul 2026 (56 days) by Ryder & Dutton, Heywood

+ Add to report

Current Tenant Profile



As this property is currently tenanted, 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: **4 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.



Tonge Street, Heywood, OL10

PROPERTY ID: 224446158

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