

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodend Street, Oldham,
OL4

224489560

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodend Street, Oldham, OL4

Get instant cash flow of **£635** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£990** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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OL4

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Property Key Features

2 Bedrooms

1 Bathroom

Well-Maintained Property

**Ideally situated for local
amenities**

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 840 years

Current Rent: £635

Market Rent: £990

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £135,000.

ASSUMED PURCHASE PRICE

£ 135,000

SDLT Charge £6,950

Legal Fees £1,000

Total Investment £142,950

Projected Investment Return



The monthly rent of this property is currently set at £635 per calendar month but the potential market rent is

£ 990



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



Returns Based on Rental Income	£635	£990
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£63.50	£99.00
Total Monthly Costs	£78.50	£114.00
Monthly Net Income	£556.50	£876.00
Annual Net Income	£6,678.00	£10,512.00
Net Return	4.67%	7.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,532**
Adjusted To

Net Return **5.97%**

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 £145,000.



£145,000

2 bedroom terraced house for sale

+ Add to report

Victoria Street, Lees, Oldham, OL4

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Dec 2025 to 2 Jun 2026 (181 days) by Ryder & Dutton, Oldham



£140,000

2 bedroom terraced house for sale

+ Add to report

Co-Operative Street, Oldham, OL4 5TB

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 21 Aug 2025 by Lifestyle Sales & Lettings, Bury

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

2 bedroom bungalow

Bracken Close, Oldham, OL4

NO LONGER ADVERTISED

Marketed from 25 Jul 2025 to 22 Aug 2025 (27 days) by Northwood, Oldham

+ Add to re



£975 pcm

2 bedroom terraced house

Stamford Road, Lees, Oldham, Greater Manchester, OL4

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Sep 2025 to 27 Oct 2025 (41 days) by Ryder & Dutton, Oldham

+ Add to re

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: **10 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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Woodend Street, Oldham, OL4

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