

LET PROPERTY PACK

INVESTMENT INFORMATION

Church Street,
Littleborough, OL15

226802845

 www.letproperty.co.uk





Property Description

Our latest listing is in Church Street, Littleborough, OL15

Get instant cash flow of **£690** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,009** which would provide the investor a Gross Yield of **8.6%** 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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Property Key Features

3 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: £2.00 PM

Lease Length: 782 years

Current Rent: £690

Market Rent: £1,009

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit £35,000.00

SDLT Charge £7,300

Legal Fees £1,000.00

Total Investment £43,300.00

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 £690 per calendar month but the potential market rent is

£ 1,009

Returns Based on Rental Income	£690	£1,009
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£2.00	
Letting Fees	£69.00	£100.90
Total Monthly Costs	£523.50	£555.40
Monthly Net Income	£166.50	£453.60
Annual Net Income	£1,998.00	£5,443.20
Net Return	4.61%	12.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,425.20**
Adjusted To

Net Return **7.91%**

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

Annual Net Income **£3,367.20**
Adjusted To

Net Return **7.78%**

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 £175,000.



3 bedroom terraced house for sale

[+ Add to report](#)

Brown Street, Littleborough, OL15 8BW

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Sep 2023 to 13 Dec 2023 (81 days) by Hunters, Littleborough and Surrounding Areas

£175,000



3 bedroom end of terrace house for sale

[+ Add to report](#)

Wellington Lodge, Littleborough, OL15 9BZ

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 May 2023 to 18 Aug 2023 (94 days) by Hunters, Littleborough and Surrounding Areas

£160,000

Rent Comparables Report



LET PROPERTY

This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom town house

+ Add to report

WHITELEES ROAD, Littleborough OL15 8DU

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Aug 2025 to 18 Sep 2025 (46 days) by Reside Estate Agency, Rochdale



£1,100 pcm

3 bedroom detached house

+ Add to report

Riverstone Bridge Littleborough.

NO LONGER ADVERTISED

Marketed from 27 Feb 2024 to 16 Mar 2024 (18 days) by Andrew Kelly, Rochdale

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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