

LET PROPERTY PACK

INVESTMENT INFORMATION

Queens Road Oldham,
OL8 2AX

202966098

 www.letproperty.co.uk





Property Description

Our latest listing is in Queens Road Oldham, OL8 2AX

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Queens Road Oldham,
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Property Key Features

7 bedrooms

2 bathrooms

Spacious Rooms

Great Condition

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Market Rent: £3,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £475,000 and borrowing of £356,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 475,000.00

25% Deposit	£118,750.00
SDLT Charge	£25,500
Legal Fees	£1,000.00
Total Investment	£145,250.00

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.



Returns Based on Rental Income	£3,000
Mortgage Payments on £356,250.00 @ 5%	£1,484.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£300.00
Total Monthly Costs	£1,799.38
Monthly Net Income	£1,200.63
Annual Net Income	£14,407.50
Net Return	9.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,407.50**
Adjusted To

Net Return **5.79%**

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

Annual Net Income **£7,282.50**
Adjusted To

Net Return **5.01%**

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 £420,000.



£420,000

7 bedroom terraced house for sale

OLDHAM, OL8 2AX

+ Add to report

NO LONGER ADVERTISED

Great Location | Period Features | Large rooms | Secure Car parking

SOLD PRICE HISTORY

23 Dec 1998	£47,000
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£350,000

4 bedroom terraced house for sale

Queens Road, OLDHAM, OL8 2AX

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Large Victorian Property | Stunning Original Features | 4 Storeys | 2 Reception Rooms | Enclosed ...

SOLD PRICE HISTORY

1 Nov 2022	£355,000
10 Sep 1999	£65,000



Floorplan

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,308 based on the analysis carried out by our letting team at **Let Property Management**.



£5,308 pcm

7 bedroom detached house

Amherst Road, Fallowfield

+ Add to report

NO LONGER ADVERTISED LET AGREED

STUDENT PROPERTY . AVAILABLE JULY 2024 . BILLS INCLUDED . WOW, Stunning 7 bed detached property i...

SOLD PRICE HISTORY

30 Sep 2021

£650,000

Marketed from 14 Sep 2021 to 1 Dec 2023 (807 days) by Manchester Rent A Home, Fallowfield



£5,159 pcm

7 bedroom terraced house

Road, Manchester, M14

+ Add to report

CURRENTLY ADVERTISED


No Agent Fees | Only Available to Students | Property Reference Number: 2001759

Marketed from 27 Feb 2024 by OpenRent, London

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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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PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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