

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bury Street,  
Ashton-Under-Lyne, OL5  
9ND

212890869

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bury Street, Ashton-Under-Lyne, OL5 9ND

Get instant cash flow of **£850** per calendar month with a **5.9%** Gross Yield for investors.

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...



Bury Street,  
Ashton-Under-Lyne, OL5  
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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Well Maintained Property**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £850**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£5,160
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£49,160.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month.



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.



<b>Returns Based on Rental Income</b>	<b>£850</b>
Mortgage Payments on £129,000.00 @ 5%	<b>£537.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£85.00</b>
<b>Total Monthly Costs</b>	<b>£637.50</b>
<b>Monthly Net Income</b>	<b>£212.50</b>
<b>Annual Net Income</b>	<b>£2,550.00</b>
<b>Net Return</b>	<b>5.19%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£850.00**  
Adjusted To

Net Return                      **1.73%**

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


Annual Net Income      **-£30.00**  
Adjusted To

Net Return                      **-0.06%**

# 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 £179,950.



**2 bedroom terraced house for sale** [+ Add to report](#)


Park Street, Mossley, Ashton-Under-Lyne

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 31 Jul 2024 by Home Estate Agents Ltd, Stalybridge

Two Bedrooms | Stone Built Mid Terrace | Enclosed Rear Garden | Utility Room | Convenient Locatio...

**£179,950**



**2 bedroom terraced house for sale** [+ Add to report](#)

Park Street, Mossley, Ashton-under-Lyne, Greater Manchester, OL5

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 30 Jan 2024 to 6 Aug 2024 (189 days) by Ryder & Dutton, Uppermill


SPACIOUS MID TERRACE | SOUGHT AFTER MOSSLEY | GARDEN TO REAR | TWO BEDROOMS | THREE FLOORS | GRE...

**£175,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom terraced house** + Add to report

Bury Street, Mossley, Ashton-under-Lyne, Greater Manchester, OL5

**CURRENTLY ADVERTISED** **LET AGREED**

Marketed from 13 Dec 2024 by Ryder & Dutton, Ashton-Under-Lyne

TWO BEDROOMS | GARDEN | COUNCIL TAX BAND A | TWO RECEPTION ROOMS | CLOSE TO MOSSLEY TRAIN STATION...

£895 pcm



**2 bedroom terraced house** + Add to report

Bury Street, Mossley, Ashton-under-Lyne, Greater Manchester, OL5

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 15 Feb 2024 to 15 Mar 2024 (29 days) by Ryder & Dutton, Ashton-Under-Lyne

TWO BEDROOMS | GARDEN | COUNCIL TAX BAND A | TWO RECEPTION ROOMS | CLOSE TO MOSSLEY TRAIN STATION...

£875 pcm

# 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 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.



 [www.letproperty.co.uk](http://www.letproperty.co.uk)

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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.



**LETPROPERTY**