

LET PROPERTY PACK

INVESTMENT INFORMATION

Yorkshire Street,
Rochdale, OL16 1DW

200095780

 www.letproperty.co.uk





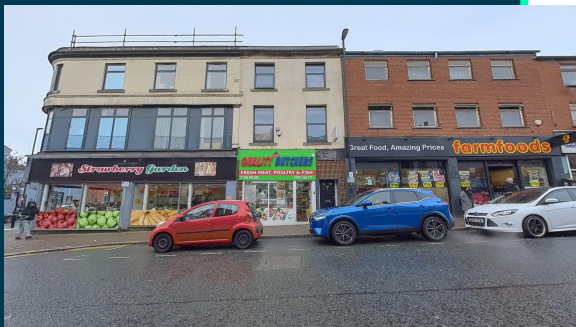
Property Description

Our latest listing is in Yorkshire Street, Rochdale, OL16 1DW

Get instant cash flow of **£2,625** per calendar month with a **6.9%** 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...



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Property Key Features

5 bedrooms

4 bathrooms

Spacious Kitchen

Four Piece Bathroom

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,625

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £454,000.00 and borrowing of £340,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

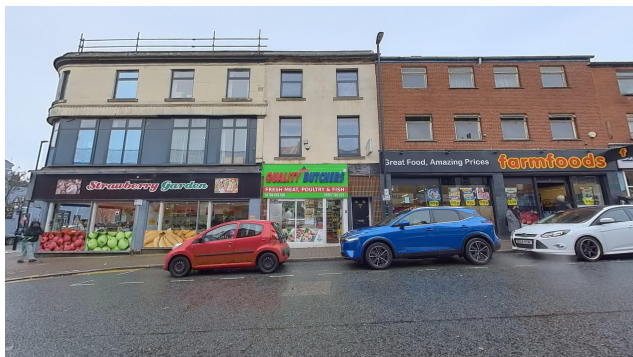
£ 454,000.00

25% Deposit	£113,500.00
SDLT Charge	£23,820
Legal Fees	£1,000.00
Total Investment	£138,320.00

Projected Investment Return



The monthly rent of this property is currently set at £2,625 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.



Returns Based on Rental Income	£2,625
Mortgage Payments on £340,500.00 @ 5%	£1,418.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£262.50
Total Monthly Costs	£1,696.25
Monthly Net Income	£928.75
Annual Net Income	£11,145.00
Net Return	8.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,895.00**
Adjusted To

Net Return **4.26%**

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


Annual Net Income **£4,335.00**
Adjusted To

Net Return **3.13%**

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 £500,000.



5 bedroom block of apartments for sale + Add to report

Gorton Road, Reddish

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 13 Jun 2023 to 15 Mar 2024 (276 days) by City Centre Chic, Manchester

£500,000

Detached building | Comprising 5 apartments | One and two bedrooms | Accomodation over three floo...



5 bedroom flat for sale + Add to report

Burlington Road, Withington

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Sep 2022 to 25 Jul 2024 (664 days) by JP & Brimelow, South Manchester


£449,950

CONVERTED BUILDING | THREE APARTMENTS | BASEMENT | M20 LOCATION | UPVC DOUBLE GLAZING | GAS CENTR...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,700 based on the analysis carried out by our letting team at **Let Property Management**.



5 bedroom apartment + Add to report


Wilmslow Road, Didsbury, Manchester, M20

NO LONGER ADVERTISED

Marketed from 3 Apr 2024 to 18 Apr 2024 (15 days) by Philip James Manchester, Manchester

AVAILABLE MAY | Five bed semi detached | Unfurnished | Great location | All double bedrooms | Stu...

£2,700 pcm



5 bedroom apartment + Add to report

£123 pppw Copson Street, Withington

CURRENTLY ADVERTISED

Marketed from 29 Oct 2024 by Stanton Properties, Manchester






Available for the 2025-2026 academic year. | 5 Bedrooms. | Two Bathrooms. | Double Glazing & Gas ...

£2,665 pcm

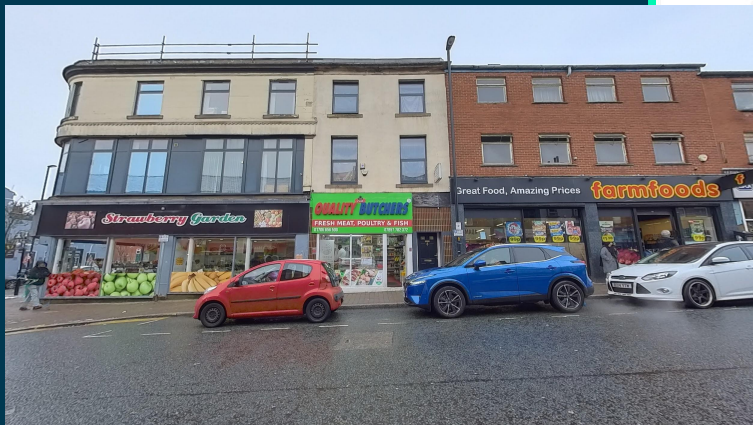
Current Tenant Profile



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: **5 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.



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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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