

LET PROPERTY PACK

INVESTMENT INFORMATION

Tiflis Street, Rochdale, OL12
6JZ

216268638

 www.letproperty.co.uk





Property Description

Our latest listing is in 8 Tiflis Street, Rochdale, OL12 6JZ

Get instant cash flow of **£575** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



8 Tiflis Street, Rochdale,
OL12 6JZ

216268638



Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Three Piece Bathroom

Factor Fees: tbc

Ground Rent: tbc

Lease Length: Leasehold

Current Rent: £575

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £147,200.00 and borrowing of £110,400.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,200.00

25% Deposit	£36,800.00
SDLT Charge	£7,804
Legal Fees	£1,000.00
Total Investment	£45,604.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 1,000



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	£575	£1,000
Mortgage Payments on £110,400.00 @ 5%	£460.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£57.50	£100.00
Total Monthly Costs	£532.50	£575.00
Monthly Net Income	£42.50	£425.00
Annual Net Income	£510.00	£5,100.00
Net Return	1.12%	11.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,100.00**
Adjusted To

Net Return **6.80%**

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


Annual Net Income **£2,892.00**
Adjusted To

Net Return **6.34%**

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 £150,000.



2 bedroom terraced house for sale


12 Bentmeadows, Cronkeyshaw, Rochdale OL12 6HZ


NO LONGER ADVERTISED

Marketed from 21 Mar 2024 to 22 Oct 2024 (215 days) by Barton Kendal Residential, Rochdale


£150,000

TWO BEDROOM MID TERRACED COTTAGE | BEAUTIFULLY APPOINTED | LARGE RECEPTION | REAR PAVED GARDEN | ...


 [View floor plan](#)

 Sold price history: [View](#)

06/03/2008	£99,000
14/01/2005	£97,500
29/11/1996	£24,000

 EPC: [View](#)

(Approx.) Sqft: **721 sq ft** Price (£) per sqft: **£207.99**



2 bedroom terraced house for sale

Bentmeadows, Rochdale, OL12

NO LONGER ADVERTISED **SOLD STC**

Marketed from 27 Jan 2023 to 5 May 2023 (97 days) by Strike, Manchester

£150,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm



View floor plan

2 bedroom terraced house

[+ Add to report](#)

Rochwood Rise, Rochdale, OL16

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Oct 2024 to 1 Nov 2024 (1 days) by Simple Life, Simple Life

Private driveway | Security alarm system | Fitted wardrobes to master bedroom | Dishwasher | Frid...

EPC:

[View](#)

(Approx.) Sqft: **667 sq ft** Price (£) per sqft: **£1.57**



£1,025 pcm

2 bedroom end of terrace house

[+ Add to report](#)

Blake Street, Rochdale, Greater Manchester, OL16

NO LONGER ADVERTISED

Marketed from 24 Jan 2025 to 28 Jan 2025 (4 days) by Wise Living, Wise Living

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.



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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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