


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Queens Drive Rochdale  
OL1

221878534

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





## Property Description

Our latest listing is in Queens Drive Rochdale OL1

Get instant cash flow of **£550** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£731** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Queens Drive Rochdale  
OL1

221878534



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Private indoor space**

**Versatile living areas**

**Factor Fees: £17.29 PM**

**Ground Rent: TBC**

**Lease Length: 91 years**

**Current Rent: £550**

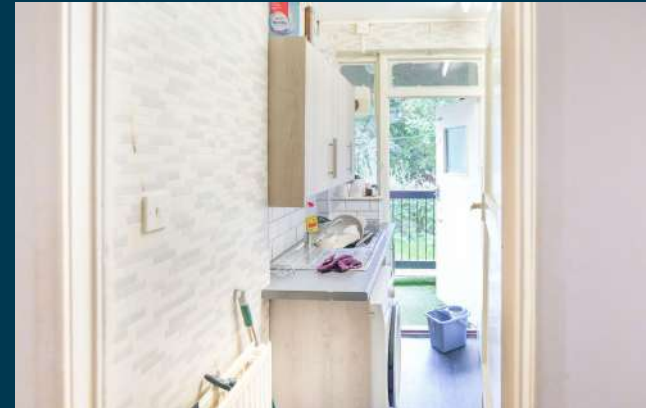
**Market Rent: £731**

# Lounge

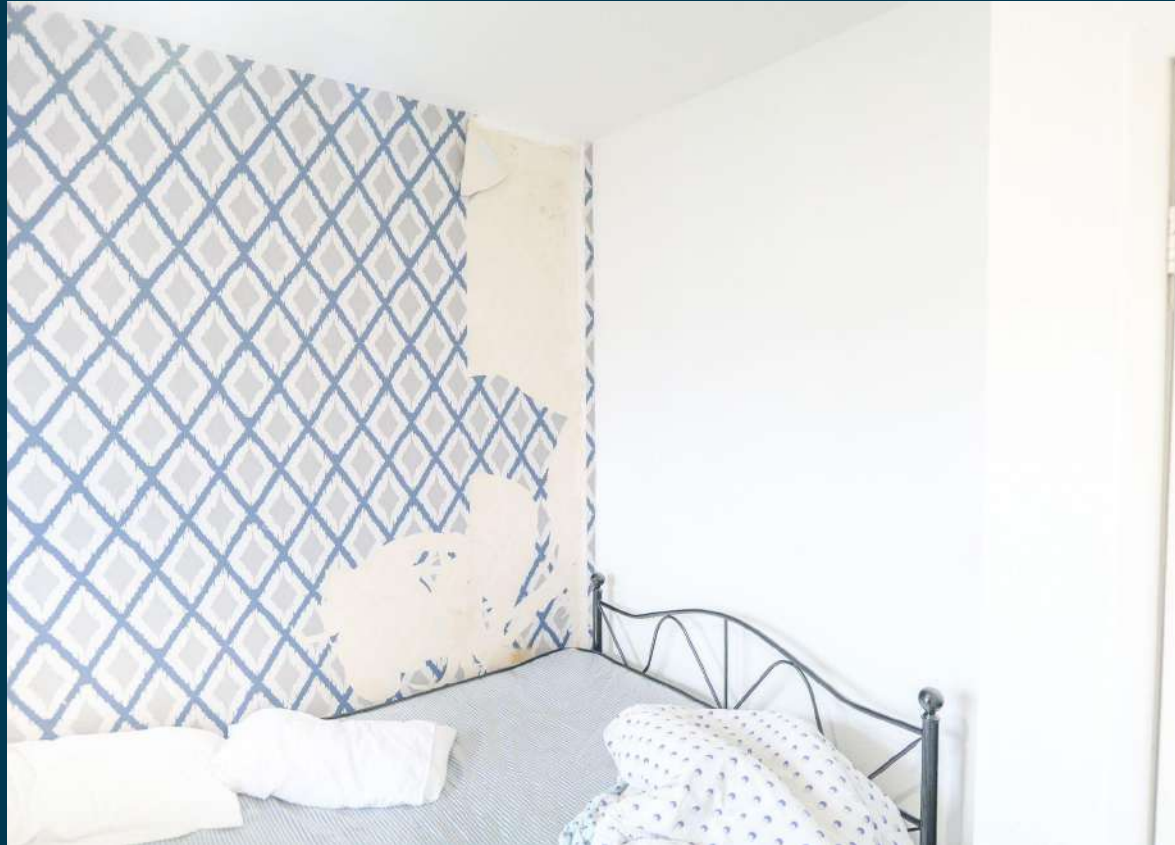




# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of 104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

# 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 £550 per calendar month but the potential market rent is

£ 731

Returns Based on Rental Income	£550	£731
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£17.29	
Ground Rent	TBC	
Letting Fees	£55.00	£73.10
Total Monthly Costs	£412.29	£430.39
Monthly Net Income	£137.71	£300.61
Annual Net Income	£1,652.52	£3,607.32
Net Return	5.13%	11.20%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,145.32**  
Adjusted To

Net Return                      **6.66%**

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

Annual Net Income      **£2,047.32**  
Adjusted To

Net Return                      **6.36%**

# 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 £110,000.



£110,000

## 2 bedroom apartment for sale

+ Add to report

AJAX STREET, Castleton, Rochdale OL11 3HN

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Feb 2025 to 25 Jul 2025 (170 days) by Reside Estate Agency, Rochdale



£110,000

## 2 bedroom apartment for sale

+ Add to report

Canberra Way, Rochdale, Greater Manchester, OL11

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 Jun 2025 by Cowell & Norford, Rochdale



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

## 2 bedroom apartment

Kensington Place, Rochdale, Lancashire, OL16

NO LONGER ADVERTISED

Marketed from 29 Jan 2025 to 1 Feb 2025 (3 days) by Cowell & Norford, Rochdale

+ Add to report



£725 pcm

## 2 bedroom apartment

Hamer Lane, Hamer, Rochdale

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Oct 2025 to 4 Oct 2025 by Keystone, Rochdale

+ Add to report

# 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: **4+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for the 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.



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

Queens Drive Rochdale OL1

221878534

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**