

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Halifax Road, Rochdale,  
OL16

222571273

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





## Property Description

Our latest listing is in Halifax Road, Rochdale, OL16

Get instant cash flow of **£700** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,075** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Halifax Road, Rochdale,  
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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Cozy Lounge**

**Well-Equipped Kitchen**

**Factor Fees: TBC**

**Ground Rent: £1.09**

**Lease Length: 870 years**

**Current Rent: £700**

**Market Rent: £1,075**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

# 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 £700 per calendar month but the potential market rent is

£ 1,075

Returns Based on Rental Income	£700	£1,075
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£1.09	
Letting Fees	£70.00	£107.50
Total Monthly Costs	£589.22	£626.72
Monthly Net Income	£110.79	£448.29
Annual Net Income	£1,329.42	£5,379.42
Net Return	2.66%	10.75%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,229.42**  
Adjusted To

Net Return                      **6.46%**

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

Annual Net Income      **£2,977.50**  
Adjusted To

Net Return                      **5.95%**

# 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 £280,000.



£280,000

## 2 bedroom terraced house for sale

Greenfield Lane, Hurstead, OL16

NO LONGER ADVERTISED

Marketed from 7 Feb 2025 to 15 Jul 2025 (157 days) by Face to Face Estate Agents, Littlebor

+ Ac



£155,000

## 2 bedroom terraced house for sale

Mount Avenue, Dearnley OL12 9QE

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Mar 2025 to 10 Apr 2025 (33 days) by Andrew Kelly, Littleborough and Su

+ ,

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 2 bedroom terraced house

Birch Road, Rochdale, OL12

NO LONGER ADVERTISED

Marketed from 23 Oct 2024 to 4 Nov 2024 (12 days) by OpenRent, London



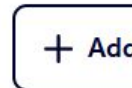
£825 pcm

## 2 bedroom end of terrace house

HURSTEAD GREEN, Rochdale, Greater Manchester, OL12

NO LONGER ADVERTISED

Marketed from 22 Aug 2025 to 9 Sep 2025 (17 days) by Cowell & Norford, Rochdale





# 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: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for 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.



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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**