

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dale Street Milnrow,  
Rochdale, OL16

202436946

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## Property Description

Our latest listing is in Dale Street Milnrow, Rochdale, OL16

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **7.2%** 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..**



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## Property Key Features

2 bedrooms

3 bathrooms

Business Area

Duplex Apartment

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: VACANT

Market Rent: £1,500



# Business Area





# Kitchen



# Office



# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £250,000 and borrowing of £187,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 250,000.00

25% Deposit	£62,500.00
SDLT Charge	£7,500
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£71,000.00</b>

# Projected Investment Return



The potential market rent per calendar month of this property is currently set at

£ 1,500

Returns Based on Rental Income	£1,500
Mortgage Payments on £187,500.00 @ 5%	£781.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£150.00
<b>Total Monthly Costs</b>	<b>£946.25</b>
<b>Monthly Net Income</b>	<b>£553.75</b>
<b>Annual Net Income</b>	<b>£6,645.00</b>
<b>Net Return</b>	<b>9.36%</b>

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.





# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,645.00**  
Adjusted To

Net Return                      **5.13%**

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



Annual Net Income      **£2,895.00**  
Adjusted To

Net Return                      **4.08%**

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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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Dale Street Milnrow, Rochdale, OL16

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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