

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lansdowne Road,  
Chadderton, Oldham, OL9

206391540

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





## Property Description

Our latest listing is in Lansdowne Road, Chadderton, Oldham, OL9

Get instant cash flow of **£750** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£973** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Porch**

**Patio**

**Factor Fees: £0.00**

**Ground Rent: £12.00**

**Lease Length: 900 years**

**Current Rent: £750**

**Market Rent: £973**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 170,000

25% Deposit	£42,500.00
SDLT Charge	5100
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£48,600.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 973

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	£750	£973
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£12.00	
Letting Fees	£75.00	£97.30
<b>Total Monthly Costs</b>	<b>£633.25</b>	<b>£655.55</b>
<b>Monthly Net Income</b>	<b>£117</b>	<b>£317</b>
<b>Annual Net Income</b>	<b>£1,401</b>	<b>£3,809</b>
<b>Net Return</b>	<b>2.88%</b>	<b>7.84%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,863**  
Adjusted To

Net Return                      **3.83%**

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

Annual Net Income      **£1,403**  
Adjusted To

Net Return                      **2.89%**

# 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 £170,000.



£170,000

## 3 bedroom terraced house for sale

Lansdowne Road, Chadderton, Oldham

NO LONGER ADVERTISED **SOLD STC**

NO CHAIN - Extended Mid Town House | Modernised Throughout in 2021 | Three Bedrooms | Modern Fitt...

SOLD PRICE HISTORY

+ Add to report



£109,000

## 3 bedroom terraced house for sale

Lansdowne Road, Chadderton, Oldham, Lancashire

NO LONGER ADVERTISED

The Express Estate Agency is proud to offer this REALISTICALLY PRICED 3 Bedroom Mid Terrace House...

SOLD PRICE HISTORY

+ Add to report

# 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

### 3 bedroom terraced house

Lansdowne Road, Chadderton, OL9

+ Add to report

NO LONGER ADVERTISED

LET AGREED

\*\*\* EXCELLENT LOCATION OFF A62 \*\*\* RECENTLY REFURBISHED \*\*\* THREE BEDROOM \*\*\* LARGE FRONT & REAR ...

Marketed from 3 Nov 2022 to 5 Jan 2023 (63 days) by Lancashire Properties, Manchester



£875 pcm

### 3 bedroom end of terrace house

Otley Close, Chadderton, Oldham, Greater Manchester, OL9

+ Add to report

NO LONGER ADVERTISED

LET AGREED






HOLDING DEPOSIT - £201 | DEPOSIT - £1009 | EPC - C | COUNCIL TAX - A

SOLD PRICE HISTORY

# 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: **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.



**LETPROPERTY**