

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lichfield Road, Walsall,  
WS4 1PY

211866493

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





## Property Description

Our latest listing is in Lichfield Road, Walsall, WS4 1PY

Get instant cash flow of **£725** per calendar month with a **6.8%** Gross Yield for investors.

The property has long term tenants currently situated, and located within a prime rental location in Walsall. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Lichfield Road, Walsall,  
WS4 1PY

211866493



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Long Term Tenant Currently  
Situated**

**Easy access to local amenities**

**Factor Fees: £125**

**Ground Rent: £75**

**Lease Length: 999**

**Current Rent: £725**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £128,000 and borrowing of £96,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 128,000.00

25% Deposit	£32,000.00
SDLT Charge	£3,840
Legal Fees	£1,000.00
Total Investment	£36,840.00

# Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 725



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.



<b>Returns Based on Rental Income</b>	<b>£725</b>
Mortgage Payments on £96,000.00 @ 5%	<b>£400.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£125.00</b>
Ground Rent	<b>£75.00</b>
Letting Fees	<b>£72.50</b>
<b>Total Monthly Costs</b>	<b>£687.50</b>
<b>Monthly Net Income</b>	<b>£37.50</b>
<b>Annual Net Income</b>	<b>£450.00</b>
<b>Net Return</b>	<b>1.22%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£1,000.00**  
Adjusted To

Net Return                      **-2.71%**

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


Annual Net Income      **-£570.00**  
Adjusted To

Net Return                      **-1.55%**

# 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 £140,000.



**2 bedroom flat for sale** + Add to report

Parkhouse Grove, Aldridge, Walsall, WS9


**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 23 May 2023 to 3 Nov 2023 (164 days) by Bairstow Eves, Walsall

---

Offered For Sale With No Upward Chain | Second Floor Apartment | Two Bedrooms, En Suite And

£140,000



**2 bedroom flat for sale** + Add to report

Greenside Court, Coppice Road, Walsall Wood WS9 9AD

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 4 Mar 2024 to 12 Aug 2024 (161 days) by Paul Carr, Brownhills

---


FIRST FLOOR APPARTMENT | SPACIOUS LOUNGE / KITCHEN AREA | MASTER BEDROOM WITH

£135,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom flat** + Add to report

Brickyard Court, Brickyard Road, Aldridge, WS9

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 17 Feb 2024 to 29 Feb 2024 (12 days) by Goodchilds, Brownhills

---

Goodchilds Brownhills have to rent this recently refurbished two bedroom ground floor apartment

**£825 pcm**



**2 bedroom flat** + Add to report

Lichfield Road, Walsall Wood, WALSALL

**CURRENTLY ADVERTISED**

Marketed from 15 Aug 2024 by Paul Dubberley & Co Lettings, Great Bridge

---

TWO BEDROOMS | CLOSE TO AMENTIES | CLOSE TO TRANSPORT LINKS | AVAILABLE TO VIEW

**£800 pcm**

# 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**

 Current term of tenancy: **5 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.



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

Lichfield Road, Walsall, WS4 1PY

211866493

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**