

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Plant Street, Stourbridge,  
DY8

209045590

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





## Property Description

Our latest listing is in Plant Street, Stourbridge, DY8.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **5.8%** 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...**



Plant Street, Stourbridge,  
DY8

209045590



## Property Key Features

**Commercial Property**

**Primary Business Area**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £100**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £1,400**

# Primary Business Area



# Business Area



# Business Area



# Exterior





Figures based on assumed purchase price of £288,000.00 and borrowing of £216,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 288,000.00

25% Deposit	£72,000.00
SDLT Charge	£10,540
Legal Fees	£1,000.00
Total Investment	£83,540.00



# Projected Investment Return



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>£1,400</b>
Mortgage Payments on £216,000.00 @ 5%	<b>£900.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£100</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£140.00</b>
<b>Total Monthly Costs</b>	<b>£1,055.00</b>
<b>Monthly Net Income</b>	<b>£345.00</b>
<b>Annual Net Income</b>	<b>£4,140.00</b>
<b>Net Return</b>	<b>4.96%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,340.00**  
Adjusted To

Net Return                      **1.60%**

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

Annual Net Income      **-£180.00**  
Adjusted To

Net Return                      **-0.22%**

# 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 £425,000.



£425,000

## 4 bedroom detached house for sale

Argyle Close, Stourbridge

+ Add to report

NO LONGER ADVERTISED

SOLD STC

MODERN DETACHED IN CUL-DE-SAC AND CANAL SIDE SETTING | GUEST CLOAKROOM | LOUNGE & REAR CONSERVATO...

Marketed from 2 Jan 2024 to 23 Apr 2024 (112 days) by The Lee Shaw Partnership, Stourbridge



£345,000

## 3 bedroom detached house for sale

Argyle Close, Stourbridge

+ Add to report

NO LONGER ADVERTISED



EN-SUITE OFF THE MASTER | KITCHEN/DINER | TURN KEY READY | PERFECT DOWNSIZE | OFF ROAD PARKING | ...

Marketed from 26 Jun 2023 to 9 Apr 2024 (287 days) by Lex Allan, Stourbridge

# 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.



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

Plant Street, Stourbridge, DY8

209045590

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**