

LET PROPERTY PACK

INVESTMENT INFORMATION

Plant Street, Stourbridge,
DY8

209666870

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£1,080** per calendar month with a **4.5%** Gross Yield for investors.

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...



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DY8

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Property Key Features

Commercial Property

Primary Business Area

Easy Access to Local Amenities

Parking Spaces Available

Factor Fees: £50.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,080

Market Rent: £1,400

Primary 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



The monthly rent of this property is currently set at £1,080 per calendar month but the potential market rent is

£ 1,400



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	£1,080	£1,400
Mortgage Payments on £216,000.00 @ 5%	£900.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	TBC	
Letting Fees	£108.00	£140.00
Total Monthly Costs	£1,073.00	£1,105.00
Monthly Net Income	£7.00	£295.00
Annual Net Income	£84.00	£3,540.00
Net Return	0.10%	4.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£740.00**
Adjusted To

Net Return **0.89%**

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

Annual Net Income **-£780.00**
Adjusted To

Net Return **-0.93%**

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: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 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.



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