

LET PROPERTY PACK

INVESTMENT INFORMATION

Farrier Street, Worcester, WR1

221453266

 www.letproperty.co.uk





Property Description

Our latest listing is in Farrier Street, Worcester, WR1

Get instant cash flow of **£5,091** per calendar month with a **10.1%** Gross Yield for investors.

This property has a potential to rent for **£6,214** which would provide the investor a Gross Yield of **12.3%** 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...



Farrier Street, Worcester,
WR1

221453266



Property Key Features

8 Bedrooms

8 Bathrooms

Double Ensuites

Modern Kitchen with Dining Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £5,091

Market Rent: £6,214

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £604,000.00 and borrowing of £453,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 604,000.00

25% Deposit	£151,000.00
SDLT Charge	£50,400
Legal Fees	£1,000.00
Total Investment	£202,400.00

Projected Investment Return



The monthly rent of this property is currently set at £5,091 per calendar month but the potential market rent is

£ 6,214

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£5,091	£6,214
Mortgage Payments on £453,000.00 @ 5%	£1,887.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£509.10	£621.40
Total Monthly Costs	£2,411.60	£2,523.90
Monthly Net Income	£2,679.40	£3,690.10
Annual Net Income	£32,152.80	£44,281.20
Net Return	15.89%	21.88%

Return **Stress Test** Analysis Report



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

Annual Net Income **£31,853.20**
Adjusted To

Net Return **15.74%**

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

Annual Net Income **£35,221.20**
Adjusted To

Net Return **17.40%**

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 £885,000.



£885,000

6 bedroom mews house for sale

+ Add to report

Bevere Manor South, Bevere Green, Bevere, Worcester. WR3 7RG

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jan 2025 to 13 Feb 2025 (21 days) by Allan Morris Worcester, Worcester



£550,000

8 bedroom mews house for sale

+ Add to report

Farrier Street, Worcester, WR1 3BJ

NO LONGER ADVERTISED

Marketed from 29 Feb 2024 to 7 Jan 2025 (312 days) by Arden Estates, Worcester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £10,000 based on the analysis carried out by our letting team at **Let Property Management**.



£10,000 pcm

8 bedroom detached house

+ Add

Forge Lane, DY10

NO LONGER ADVERTISED

Marketed from 25 Sep 2024 to 7 Oct 2024 (11 days) by Three2six Real Estate, Birmingham



£9,000 pcm

7 bedroom detached house

+ Add

St Catherine's Road, Blackwell, Bromsgrove

NO LONGER ADVERTISED

Marketed from 13 Aug 2025 to 13 Aug 2025 by Partridge Homes, Solihull



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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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