

LET PROPERTY PACK

INVESTMENT INFORMATION

Flat 111, Telecom House,
Church Street,
Wolverhampton, WV2 4AY

224104719

 www.letproperty.co.uk





Property Description

Our latest listing is in Flat 111, Telecom House, Church Street, Wolverhampton, WV2 4AY

Get instant cash flow of **£995** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

2 bedroom

1 bathroom

Open Plan Lounge and Dining

Well Equipped Kitchen

Factor Fees: £132

Ground Rent: £13.12

Lease Length: 247 years

Current Rent: £995

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 160,000.00

25% Deposit	£40,000.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£49,700.00

Projected Investment Return



The monthly rent of this property is currently set at £995.00 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£995.00	£1,150.00
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£132.00	
Ground Rent	£13.12	
Letting Fees	£99.50	£115.00
Total Monthly Costs	£759.62	£775.12
Monthly Net Income	£235.38	£374.88
Annual Net Income	£2,824.56	£4,498.56
Net Return	5.68%	9.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,198.56**
Adjusted To

Net Return **4.42%**

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

Annual Net Income **£2,256.00**
Adjusted To

Net Return **4.54%**

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

2 bedroom detached bungalow for sale

[+ Add to report](#)

Bruford Road, Wolverhampton, WV3

NO LONGER ADVERTISED

Marketed from 9 Jul 2021 to 1 May 2025 (1391 days) by Purplebricks, covering Wolverhampton



£160,000

2 bedroom terraced house for sale

[+ Add to report](#)

Bristol Street, Pennfields

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 May 2025 to 21 Aug 2025 (89 days) by Sanders, Wright & Freeman, Wolverhampton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom flat

+ Add to report

Church Street, Wolverhampton, West Midlands, WV2

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 May 2025 to 16 Jun 2025 (25 days) by Your Move, Wolverhampton



£980 pcm

2 bedroom apartment

+ Add to report

Market Square, WOLVERHAMPTON

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jan 2025 to 17 Feb 2025 (45 days) by Connells Lettings, Wolverhampton

Current Tenant Profile



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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