

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Unicorn House, Unicorn  
Hill, Redditch, B97

224398157

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





## Property Description

Our latest listing is in Unicorn House, Unicorn Hill, Redditch, B97

Get instant cash flow of **£809** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£810** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



LET PROPERTY



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## Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £120.00 pm

Ground Rent: £29.16 pm

Lease Length: 141 years

Current Rent: £809

Market Rent: £810

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £114,000.00 and borrowing of £85,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 114,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £28,500.00 |
| SDLT Charge      | £5,700     |
| Legal Fees       | £1,000.00  |
| Total Investment | £35,200.00 |

# Projected Investment Return



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



The monthly rent of this property is currently set at £809 per calendar month but the potential market rent is

£ 810

| Returns Based on Rental Income       | £809             | £810             |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £85,500.00 @ 5% | £356.25          |                  |
| Est. Building Cover (Insurance)      | £15.00           |                  |
| Approx. Factor Fees                  | £120.00          |                  |
| Ground Rent                          | £29.16           |                  |
| Letting Fees                         | £80.90           | £81.00           |
| <b>Total Monthly Costs</b>           | <b>£601.31</b>   | <b>£601.41</b>   |
| <b>Monthly Net Income</b>            | <b>£207.69</b>   | <b>£208.59</b>   |
| <b>Annual Net Income</b>             | <b>£2,492.28</b> | <b>£2,503.08</b> |
| <b>Net Return</b>                    | <b>7.08%</b>     | <b>7.11%</b>     |

# Return Stress Test Analysis Report



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

Annual Net Income **£883.08**  
Adjusted To

Net Return **2.51%**

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

Annual Net Income **£1,143.00**  
Adjusted To

Net Return **3.25%**

# 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 £99,000.



£99,000

1 bedroom apartment for sale

Unicorn Hill, Church Green West, Redditch, B97 4AW

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Nov 2022 to 19 Apr 2023 (139 days) by Arden Estates, Redditch



£90,000

1 bedroom apartment for sale

Unicorn Hill, Redditch

NO LONGER ADVERTISED

Marketed from 19 Jan 2023 to 19 Oct 2024 (638 days) by Vizors, Redditch

# 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**.



## 1 bedroom apartment

Prospect Hill, Redditch, Worcestershire, B97

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Nov 2025 to 1 Feb 2026 (65 days) by A P Morgan, Redditch

£825 pcm



## 1 bedroom apartment

Prospect Hill, REDDITCH

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Nov 2025 to 8 Jan 2026 (54 days) by Shipways - Lettings, Shirley

£800 pcm

# 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**



Current term of tenancy: **4 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.



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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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