

LET PROPERTY PACK

INVESTMENT INFORMATION

While Road, Sutton, Coldfield, B72

204791731

 www.letproperty.co.uk





Property Description

Our latest listing is in While Road, Sutton, Coldfield, B72

This property has a potential to rent for **£3,400** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



While Road, Sutton,
Coldfield, B72

204791731



Property Key Features

5 Bedroom

2 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Market Rent: £3,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £630,000.00 and borrowing of £472,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 630,000.00

25% Deposit	£157,500.00
SDLT Charge	£37,900
Legal Fees	£1,000.00
Total Investment	£196,400.00

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.



Returns Based on Rental Income	£3,400
Mortgage Payments on £472,500.00 @ 5%	£1,968.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£340.00
Total Monthly Costs	£2,323.75
Monthly Net Income	£1,076.25
Annual Net Income	£12,915.00
Net Return	6.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,115.00**
Adjusted To

Net Return **3.11%**

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

Annual Net Income **£3,465.00**
Adjusted To

Net Return **1.76%**

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 £600,000.



5 bedroom semi-detached house for sale
While Road, Sutton Coldfield, West Midlands

+ Add to report

CURRENTLY ADVERTISED

Stunning 3 storey Edwardian Semi-detached | 5 double bedrooms | Fitted kitchen and separate utili...

£600,000

Marketed from 21 Feb 2024 by Hunters, Sutton Coldfield

Floorplan



4 bedroom semi-detached house for sale
While Road, Sutton Coldfield, West Midlands, B72

+ Add to report

NO LONGER ADVERTISED

Victorian Home with Character | Stunning Decor | En Suite Principal Bedroom | Three Storey | Cellar

£500,000

SOLD PRICE HISTORY

26 Oct 2023	£490,000
7 Jun 2018	£385,000
4 Aug 2014	£283,000

Marketed from 24 Sep 2022 to 16 Jan 2023 (113 days) by GB & Co, Coventry

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,500 based on the analysis carried out by our letting team at **Let Property Management**.



£3,500 pcm



Floorplan

6 bedroom semi-detached house

Bishops Road, Sutton Coldfield

+ Add to report

NO LONGER ADVERTISED

This extensively renovated and extended six-bedroom three-storey period home offers a fantastic s...

SOLD PRICE HISTORY

31 Oct 2019	£655,000
28 May 2003	£387,500

Marketed from 18 Oct 2023 to 18 Nov 2023 (31 days) by Aston Knowles, Sutton Coldfield



£2,990 pcm

6 bedroom detached house

Victoria Road, Sutton Coldfield, B72

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1646474

Marketed from 24 Apr 2023 to 11 May 2023 (17 days) by OpenRent, London

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.



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204791731

Interested in this
property investment?

Make an offer or
book a viewing

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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