

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Court, Victoria
Street, West Bromwich,
B70

205717822

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Court, Victoria Street, West Bromwich, B70

Get instant cash flow of **£750** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.2%** 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...



Victoria Court, Victoria Street, West Bromwich, B70

205717822



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge and Kitchen

Spacious Bedroom

Factor Fees: £277.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £750

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000

25% Deposit	£38,750.00
SDLT Charge	4650
Legal Fees	£1,000.00
Total Investment	£44,400.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 800

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	£750	£800
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£277.00	
Ground Rent	TBC	
Letting Fees	£75.00	£80.00
Total Monthly Costs	£851.38	£856.38
Monthly Net Income	-£101	-£56
Annual Net Income	-£1,217	-£677
Net Return	-2.74%	-1.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£2,277**
Adjusted To

Net Return **-5.13%**

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

Annual Net Income **-£3,002**
Adjusted To

Net Return **-6.76%**

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 £186,000.



£186,000

1 bedroom flat for sale

High Street, West Bromwich, B70

+ Add to report

CURRENTLY ADVERTISED

Est Completion Q4 2023 | Grade II Listed Building | 250 Year Leasehold | Only 14 Units Available!...

Marketed from 23 May 2023 by Eight8 Property, Birmingham



£151,000

1 bedroom apartment for sale

Victoria Street, West Bromwich, West Midlands, B70

+ Add to report

NO LONGER ADVERTISED

24-hour concierge + CCTV surveillance | Bike storage | Ceiling with an average height of circa 2....

Marketed from 15 Nov 2022 to 16 Nov 2022 by LPC Property, Salford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

1 bedroom apartment

Victoria Court, Victoria Street, WEST BROMWICH

+ Add to report

CURRENTLY ADVERTISED

AVAILABLE NOW | 1 BEDROOM FLAT | FIRST FLOOR | ZERO DEPOSIT GUARANTEE SCHEME AVAILABLE | ALL ELEC...

Marketed from 25 May 2024 by Paul Dubberley & Co Lettings, West Bromwich



£750 pcm

1 bedroom apartment

Victoria Street, WEST BROMWICH

+ Add to report

NO LONGER ADVERTISED LET AGREED






EPC RATING B | MINUTES FROM TRAM TO BIRMINGHAM | LUXURY APARTMENTS | AVAILABLE WITH ZERO DEPOSIT ...

Marketed from 31 Aug 2023 to 18 Oct 2023 (47 days) by Paul Dubberley & Co Lettings, West Bromwich

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: **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.



www.letproperty.co.uk

Victoria Court, Victoria Street, West
Bromwich, B70

205717822

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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