

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Blakeley Hall Road,  
Oldbury, B69 4ES

211901348

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





## Property Description

Our latest listing is in Blakeley Hall Road, Oldbury, B69 4ES

Get instant cash flow of **£795** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **5.1%** 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

**3 bedrooms**

**1 Bathroom**

**Expansive Lounge**

**Three Piece Bathroom**

**Easy Access to Local Amenities**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £795**

**Market Rent: £850**



# Lounge





# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit	£50,250.00
SDLT Charge	£11,570
Legal Fees	£1,000.00
Total Investment	£62,820.00

# Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 850



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	£795	£850
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	
Ground Rent	Freehold	
Letting Fees	£79.50	£85.00
Total Monthly Costs	£722.63	£728.13
Monthly Net Income	£72.38	£121.88
Annual Net Income	£868.50	£1,462.50
Net Return	1.38%	2.33%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£237.50**  
Adjusted To

Net Return                      **-0.38%**

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

Annual Net Income      **-£1,552.50**  
Adjusted To

Net Return                      **-2.47%**

# 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 £209,500.



£209,500

## 3 bedroom terraced house for sale

Bowater Street, West Bromwich, B70 8AR

NO LONGER ADVERTISED

Marketed from 8 Feb 2024 to 8 Feb 2024 by John Miller, West Bromwich

\*\*\*FREEHOLD\*\*\* | Located in West Bromwich | 3 Bedroom Terrace House with 2 Reception Rooms | Doub...

+ Add to report



£205,000

## 3 bedroom terraced house for sale

Vicarage Street, Oldbury

NO LONGER ADVERTISED

Marketed from 23 May 2024 to 5 Dec 2024 (195 days) by Connells, Oldbury

THREE BEDROOMS | LOUNGE, DINING ROOM & KITCHEN AREAS | SHOWER ROOM | WELL PROPORTIONED REAR GA...

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,175 based on the analysis carried out by our letting team at **Let Property Management**.



£1,175 pcm

## 3 bedroom terraced house

Birchfield Lane, Oldbury, West Midlands, B69

NO LONGER ADVERTISED

Marketed from 4 Feb 2025 to 19 Feb 2025 (14 days) by Urban City Group, Smethwick

Urban City Estates are pleased to bring to the market this 3 bedroom family home that's located i...

+ Add to report



£1,150 pcm

## 3 bedroom terraced house

Bromford Lane, West Bromwich

NO LONGER ADVERTISED

Marketed from 9 Sep 2024 to 17 Sep 2024 (7 days) by Samuel & Co, West Bromwich

WEST BROMWICH | THREE BEDROOM | TWO W.C | SANDWELL | TOWN CENTRE | CARPET | GARDEN | GAS  
| ELECTRIC

+ Add to report

# 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**



Current term of tenancy: **5 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.



**LETPROPERTY**