

LET PROPERTY PACK

INVESTMENT INFORMATION

Hardie Green, Cannock,
WS11 6DX

212956830

 www.letproperty.co.uk





Property Description

Our latest listing is in Hardie Green, Cannock, WS11 6DX

Get instant cash flow of **£695** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,046** which would provide the investor a Gross Yield of **7.3%** 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

2 bathrooms

Well Maintained Property

Spacious Rooms

Factor Fees: £ 0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £695

Market Rent: £1,046

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,500.00 and borrowing of £129,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,500.00

25% Deposit £43,125.00

SDLT Charge £5,175

Legal Fees £1,000.00

Total Investment £49,300.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 1,046



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	£695	£1,046
Mortgage Payments on £129,375.00 @ 5%	£539.06	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£69.50	£104.60
Total Monthly Costs	£623.56	£658.66
Monthly Net Income	£71.44	£387.34
Annual Net Income	£857.25	£4,648.05
Net Return	1.74%	9.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,556.05**
Adjusted To

Net Return **5.18%**

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

Annual Net Income **£2,060.55**
Adjusted To

Net Return **4.18%**

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 £210,000.

 £210,000	3 bedroom semi-detached house for sale Hardie Green, Cannock NO LONGER ADVERTISED SOLD STC Marketed from 18 Mar 2024 to 23 Sep 2024 (189 days) by Caley & Kulin, Staffordshire + Add to report
 £180,000	3 bedroom semi-detached house for sale Hardie Green, Cannock, WS11 NO LONGER ADVERTISED SOLD STC Marketed from 31 Mar 2022 to 30 Sep 2022 (183 days) by John Shepherd, Cannock + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom semi-detached house

Scouts View, Cannock

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jul 2023 to 15 Aug 2023 (27 days) by Springers, Great Barr

+ Add to report



£1,200 pcm

3 bedroom semi-detached house

Scouts View, Cannock

NO LONGER ADVERTISED

Marketed from 4 Jan 2024 to 23 Jan 2024 (18 days) by Springers, Great Barr

+ 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.



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