

LET PROPERTY PACK

INVESTMENT INFORMATION

The Jerningham, 10 Park
Street, Shifnal, TF11

220805821

 www.letproperty.co.uk





Property Description

Our latest listing is in The Jerningham, 10 Park Street, Shifnal, TF11

Get instant cash flow of **£1,100** per calendar month with a **9.7%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **13.2%** 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...



Apartment 14, The
Jerningham, 10 Park
Street, Shifnal, TF11 9BC

220805821



Property Key Features

2 bedroom

2 bathroom

Spacious Rooms

Good condition

Factor Fees: £66.00 pm

Ground Rent: £4.17 pm

Lease Length: 178 years

Current Rent: £1,100

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £136,000.00 and borrowing of £102,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 136,000.00

25% Deposit	£34,000.00
SDLT Charge	£7,020
Legal Fees	£1,000.00
Total Investment	£42,020.00

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 £1,100 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,100	£1,500
Mortgage Payments on £102,000.00 @ 5%	£425.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£66.00	
Ground Rent	£4.17	
Letting Fees	£110.00	£150.00
Total Monthly Costs	£620.17	£660.17
Monthly Net Income	£479.83	£839.83
Annual Net Income	£5,757.96	£10,077.96
Net Return	13.70%	23.98%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,077.96**
Adjusted To

Net Return **16.84%**

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

Annual Net Income **£8,088.00**
Adjusted To

Net Return **19.25%**

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 £135,000.



£135,000

2 bedroom apartment for sale

+ Add

Dunstanville Court, Shifnal, TF11

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Feb 2021 to 16 Jun 2021 (110 days) by Purplebricks, covering Telford



£135,000

2 bedroom apartment for sale

The Forum, Victoria Road, Shifnal

NO LONGER ADVERTISED

Marketed from 27 Jun 2023 to 3 Jan 2024 (190 days) by Barbers, Wellington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,488 based on the analysis carried out by our letting team at **Let Property Management**.



£3,488 pcm

2 bedroom ground floor flat

Rothwell Close, Telford, Shropshire, TF2

CURRENTLY ADVERTISED

Marketed from 22 May 2024 by Hudson Property Shropshire, Covering Shropshire



£1,500 pcm

2 bedroom apartment

Apartment 5, Majestic House, 58 Cross Road, Wolverhampton, West Midlands, wv7

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jun 2025 to 21 Jul 2025 (22 days) by R & R Properties, Wolverhampton

+ Add to

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **moved
within the last 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.



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TF11

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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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