

LET PROPERTY PACK

INVESTMENT INFORMATION

Bridge Street, Walsall, WS1

221873517

 www.letproperty.co.uk





Property Description

Our latest listing is in Bridge Street, Walsall, WS1

Get instant cash flow of **£675** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£704** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Bridge Street, Walsall,
WS1

221873517



Property Key Features

1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: £8.30 PM

Lease Length: 114 years

Current Rent: £675

Market Rent: £704

Lounge



Kitchen



Bedroom



Bathroom



Exterior





Figures based on assumed purchase price of 104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 704

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£675	£704
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£8.30	
Letting Fees	£67.50	£70.40
Total Monthly Costs	£415.80	£418.70
Monthly Net Income	£259.20	£285.30
Annual Net Income	£3,110.40	£3,423.60
Net Return	9.66%	10.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,015.60**
Adjusted To

Net Return **6.26%**

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

Annual Net Income **£1,963.20**
Adjusted To

Net Return **6.10%**

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 £95,000.



£95,000

1 bedroom flat for sale

+ Add to report

Tameway Plaza, 48 Bridge Street, Walsall, West Midlands, WS1

NO LONGER ADVERTISED

Marketed from 16 Mar 2022 to 28 Nov 2022 (257 days) by Bairstow Eves, Walsall

Offered For Sale With No Upward Chain | Can Be Sold With A Sitting Tenant | One Bedroom Apartment



£95,000

1 bedroom apartment for sale

+ Add to report

Bridge Street, Walsall

NO LONGER ADVERTISED

Marketed from 30 Jul 2020 to 30 Sep 2020 (62 days) by Connells, Walsall

Town centre location | Lift access | Close to transport links | Brand new

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £770 based on the analysis carried out by our letting team at **Let Property Management**.



£770 pcm

1 bedroom apartment

+ Add to report

Tameway Plaza, Bridge Street, Walsall, WS1

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jun 2025 to 1 Jul 2025 (29 days) by Bairstow Eves Lettings, Walsall

AVAILABLE IN JUNE | MODERN ONE BEDROOM APARTMENT | LIFT ACCESS AND ALLOCATED PARKING |



£750 pcm

1 bedroom apartment

+ Add to report

Bridge Street, Walsall

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Mar 2025 to 26 Jun 2025 (86 days) by Connells Lettings, Walsall

ZERO DEPOSIT RENT GUARANTEE OPTION AVAILABLE | EXCITING C/TOWN CENTRE LOCATION!

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 in within 2 years**



Payment history: **On time for the 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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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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