

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Glover Street, Redditch, B98

226952518

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





## Property Description

Our latest listing is in Glover Street, Redditch, B98

Get instant cash flow of **£825** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£857** which would provide the investor a Gross Yield of **7.5%** 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...**



Glover Street, Redditch,  
B98

226952518



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Spacious Rooms**

**Shared Garden Space**

**Factor Fees: £125.00 PM**

**Ground Rent: £4.16 PM**

**Lease Length: 150 years**

**Current Rent: £825**

**Market Rent: £857**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

# 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 £825 per calendar month but the potential market rent is

£ 857

Returns Based on Rental Income	£825	£857
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£4.16	
Letting Fees	£82.50	£85.70
<b>Total Monthly Costs</b>	<b>£657.91</b>	<b>£661.11</b>
<b>Monthly Net Income</b>	<b>£167.09</b>	<b>£195.89</b>
<b>Annual Net Income</b>	<b>£2,005.08</b>	<b>£2,350.68</b>
<b>Net Return</b>	<b>4.70%</b>	<b>5.51%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£636.68**  
Adjusted To

Net Return                      **1.49%**

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

Annual Net Income      **£330.60**  
Adjusted To

Net Return                      **0.77%**

# 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 £130,000.



£130,000

## 2 bedroom flat for sale

+ Add to report

Glover Street, Smallwood, Redditch

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jul 2022 to 14 Nov 2022 (131 days) by Lamberts Sales and Lettings, Worcestershire



£125,000

## 2 bedroom flat for sale

+ Add to re

Glover Street, Redditch, B98

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Aug 2021 to 7 Apr 2022 (218 days) by Strike, Midlands

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

+ Add to report

Glover Street, Redditch

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jul 2025 to 14 Aug 2025 (42 days) by Earles, Henley In Arden



£925 pcm

2 bedroom flat

+ Add to report

Haynes House, Redditch, B97






NO LONGER ADVERTISED

Marketed from 12 May 2026 to 18 May 2026 (6 days) by OpenRent, London

# 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: **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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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**