

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Waterfront West, Brierley  
Hill, DY5 1LY

224702611

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





## Property Description

Our latest listing is in Waterfront West, Brierley Hill, DY5 1LY

Get instant cash flow of **£850** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£925** which would provide the investor a Gross Yield of **8.9%** 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

**2 bedroom**

**1 bathroom**

**Open Plan Lounge and Kitchen**

**Well Equipped Kitchen**

**Factor Fees: £250 per month**

**Ground Rent: £31 per month**

**Lease Length: 112 years**

**Current Rent: £850**

**Market Rent: £925**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£6,250
Legal Fees	£1,000.00
Total Investment	£38,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £850.00 per calendar month but the potential market rent is

£ 925

Returns Based on Rental Income	£850.00	£925.00
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£31.00	
Letting Fees	£85.00	£92.50
<b>Total Monthly Costs</b>	<b>£771.63</b>	<b>£779.13</b>
<b>Monthly Net Income</b>	<b>£78.38</b>	<b>£145.88</b>
<b>Annual Net Income</b>	<b>£940.50</b>	<b>£1,750.50</b>
<b>Net Return</b>	<b>2.44%</b>	<b>4.55%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£99.50**

Net Return **-0.26%**

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

Annual Net Income Adjusted To **£247.50**

Net Return **0.64%**

# 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.



## 2 bedroom apartment for sale

+ Add to report

Waterfront West, Brierley Hill, DY5

CURRENTLY ADVERTISED UNDER OFFER

Marketed from 16 Jul 2025 by Purplebricks, covering Dudley



## 2 bedroom apartment for sale

+ Add to report

BRIERLEY HILL - The Landmark, Waterfront West

NO LONGER ADVERTISED

Marketed from 14 Nov 2024 to 12 Feb 2026 (454 days) by Ian Perks Estate Agents, Stourbridge

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 2 bedroom flat

+ Add to report

Waterfront West, Brierley Hill, West Midlands, DY5

CURRENTLY ADVERTISED

Marketed from 6 Mar 2026 by John Shepherd Lettings, Redditch



£950 pcm

## 2 bedroom apartment

+ Add to report

Point North, Waterfront Way, Brierley Hill, West Midlands, DY5

CURRENTLY ADVERTISED

Marketed from 19 Dec 2025 by Complete RPI, Birmingham

# 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**



Current term of tenancy: **3+ 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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