

LET PROPERTY PACK

INVESTMENT INFORMATION

Landmark, Waterfront
West, Brierley Hill, DY5

229403044

 www.letproperty.co.uk





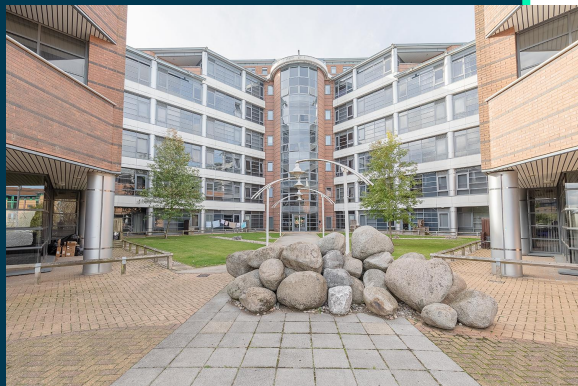
Property Description

Our latest listing is in Landmark, Waterfront West, Brierley Hill, DY5

Get instant cash flow of **£840** per calendar month with a **12.6%** Gross Yield for investors.

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...



Landmark, Waterfront
West, Brierley Hill, DY5

229403044



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £227.25 pm

Ground Rent: £31.02 pm

Lease Length: 112 years

Current Rent: £840

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 80,000.

ASSUMED PURCHASE PRICE

£ 80,000.00

SDLT Charge £4,000

Legal Fees £1,000

Total Investment £85,000

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 £840 per calendar month but the potential market rent is

£ 840

Returns Based on Rental Income	£840
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£227.25
Ground Rent	£31.02
Letting Fees	£84.00
Total Monthly Costs	£357.27
Monthly Net Income	£482.73
Annual Net Income	£5,792.76
Net Return	6.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,113**
Adjusted To

Net Return **4.84%**



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 £115,000.



£115,000

1 bedroom ground floor flat for sale

Waterfront West, Brierley Hill

NO LONGER ADVERTISED

Marketed from 23 Aug 2022 to 4 Mar 2023 (193 days) by Connells, Stourbridge



£100,000

1 bedroom apartment for sale

Oak Court, Dudley Road, Brierley Hill, DY5

NO LONGER ADVERTISED

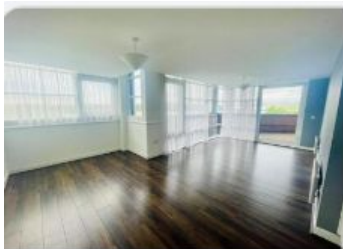
Marketed from 30 Aug 2024 to 27 Sep 2024 (28 days) by Martin & Co, Birmingham Land & New Homes

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom apartment

Landmark, Waterfront West, DY5 1LY

NO LONGER ADVERTISED

Marketed from 25 Jul 2026 to 3 Sep 2026 (39 days) by Connells Lettings, Stourbridge



£850 pcm

1 bedroom flat

Landmark, Waterfront West, Brierley Hill, West Midlands, DY5 1LZ, UK

CURRENTLY ADVERTISED

Marketed from 30 Sep 2026 by Prop Home, Sheffield

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

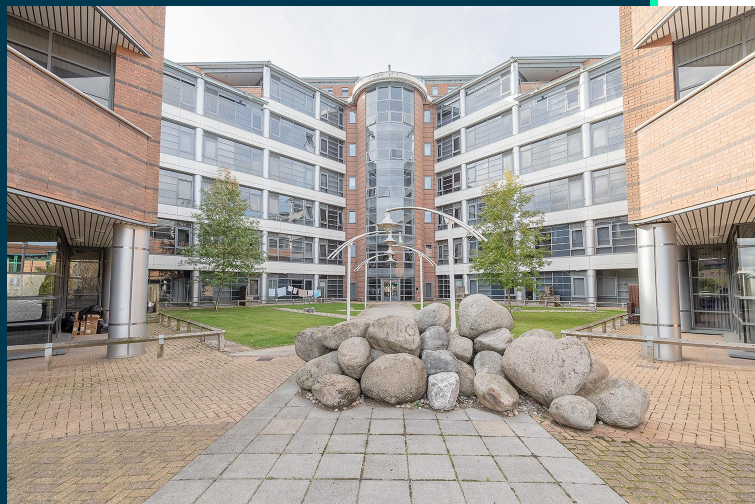


Current term of tenancy: **Moved in within the last 2 years**



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.



www.letproperty.co.uk

Landmark, Waterfront West, Brierley Hill,
DY5

PROPERTY ID: 229403044

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