

LET PROPERTY PACK

INVESTMENT INFORMATION

Harrison Street, Walsall,
WS3

224938228

 www.letproperty.co.uk





Property Description

Our latest listing is in Harrison Street, Walsall, WS3

Get instant cash flow of **£750** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£989** which would provide the investor a Gross Yield of **6.8%** 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...



Harrison Street, Walsall,
WS3

224938228



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Market Rent: £989

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 175,000.00

SDLT Charge **£9,750**

Legal Fees **£1,000**

Total Investment **£185,750**

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 989



Returns Based on Rental Income	£750	£989
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£75.00	£98.90
Total Monthly Costs	£90.00	£113.90
Monthly Net Income	£660.00	£875.10
Annual Net Income	£7,920.00	£10,501.20
Net Return	4.26%	5.65%

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 **£8,523**
Adjusted To

Net Return **4.59%**

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 £175,000.



2 bedroom detached house for sale

Harrison Street, Walsall

NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 Aug 2021 to 30 Dec 2021 (141 days) by Belvoir, Wolverhampton

£175,000

This listing features a photograph of a two-story brick detached house with a white front door and a bay window. The house is situated on a street with other residential buildings in the background.



3 bedroom detached house for sale

Victoria Avenue, Bloxwich, Walsall

NO LONGER ADVERTISED **SOLD STC**

Marketed from 1 Feb 2021 to 29 Sep 2021 (239 days) by Webbs Estate Agents, Walsall

£170,000

This listing features a photograph of a two-story brick detached house with a dark front door and a bay window. The house is situated on a street with other residential buildings in the background.

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

2 bedroom detached house

High Street, Cheslyn Hay, WALSALL

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Dec 2025 to 21 Jan 2026 (45 days) by Connells Lettings, Cannock



£900 pcm

2 bedroom cottage

Bottom Cottage, Featherstone Farm, New Road, Featherstone, West Midlands, WV10 7NW

CURRENTLY ADVERTISED

Marketed from 11 Mar 2026 by R & R Properties, Wolverhampton

+ Add to report

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

Harrison Street, Walsall, WS3

PROPERTY ID: 12345678

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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