

LET PROPERTY PACK

INVESTMENT INFORMATION

Dudley Road, Brierley Hill,
DY5 1LG

218946408

 www.letproperty.co.uk





Property Description

Our latest listing is in Dudley Road, Brierley Hill, DY5 1LG

Get instant cash flow of **£775** per calendar month with a **9.3%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Dudley Road, Brierley Hill,
DY5 1LG

218946408



Property Key Features

1 Bedroom

1 Bathroom

Well-kept Flat

Communal Private Parking

Factor Fees: £111 pm

Ground Rent: £9 pm

Lease Length: 247 years

Current Rent: £775

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month



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



Returns Based on Rental Income	£775
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£111.00
Ground Rent	£9.00
Letting Fees	£77.50
Total Monthly Costs	£571.88
Monthly Net Income	£203.13
Annual Net Income	£2,437.50
Net Return	6.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£887.50**
Adjusted To

Net Return **2.50%**

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

Annual Net Income **£820.50**
Adjusted To

Net Return **2.31%**

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 £118,000.



£118,000

1 bedroom apartment for sale

+ Add to report

Caledonia, Brierley Hill, DY5

CURRENTLY ADVERTISED

Marketed from 13 Sep 2024 by Walton & Hipkiss, Stourbridge

New Home Apartment | Close Proximity to Amenities and Rail Links | Close Proximity to Merry Hill ...



£117,000

1 bedroom flat for sale

+ Add to report

Netherend Lane, Halesowen

CURRENTLY ADVERTISED

SOLD STC


Marketed from 8 May 2025 by Re/Max Prime Estates, Stourbridge

Ground floor apartment | Larger than expected | Recently refitted shower room | Garage | Superb c...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat + Add to report


Landmark, Waterfront West, Brierley Hill, West Midlands

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 7 Dec 2022 to 1 May 2025 (875 days) by Greystone Lettings, Birmingham

£800 pcm

Spacious One Bedroom Apartment | Canalside Views | Open Lounge Lounge with Dining Area | High Cei...



1 bedroom flat + Add to report

Waterfront West, Brierley Hill, West Midlands, DY5

NO LONGER ADVERTISED **LET AGREED**

Marketed from 3 Sep 2024 to 23 Sep 2024 (20 days) by Your Move, Dudley

£795 pcm

MODERN GROUND FLOOR APARTMENT | CLOSE TO MERRY HILL | CANALSIDE LOCATION | NEAR TO MERRY HILL CEN...

Current Tenant Profile



As this property is currently tenanted, 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

Dudley Road, Brierley Hill, DY5 1LG

218946408

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