

LET PROPERTY PACK

INVESTMENT INFORMATION

Prospect Hill, Redditch B97
4DG

222264017

 www.letproperty.co.uk





Property Description

Our latest listing is in Prospect Hill, Redditch B97 4DG

Get instant cash flow of **£775** per calendar month with a **3.5%** Gross Yield for investors.

This property has a potential to rent for **£802** which would provide the investor a Gross Yield of **3.6%** 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...



Prospect Hill, Redditch
B97 4DG

222264017



Property Key Features

1 Bedroom

1 Bathroom

Open-Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: £68 PM

Ground Rent: £1 PM

Lease Length: 248 years

Current Rent: £775

Market Rent: £802

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 265,000

SDLT Charge **£16,500**

Legal Fees **£1,000**

Total Investment **£282,500**

Projected Investment Return



The monthly rent of this property is currently set at £775.00 per calendar month but the potential market rent is

£ 802

Returns Based on Rental Income	£775.00	£802.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£68.00	
Ground Rent	£1.00	
Letting Fees	£77.50	£80.20
Total Monthly Costs	£161.50	£164.20
Monthly Net Income	£613.50	£637.80
Annual Net Income	£7,362.00	£7,653.60
Net Return	2.61%	2.71%

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 **£6,050**
Adjusted To

Net Return **2.14%**



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 £140,000.



£140,000

1 bedroom apartment for sale

+ Add to report

Prospect Hill, Redditch

CURRENTLY ADVERTISED

Marketed from 26 Dec 2024 by Shipways, Redditch



£122,500

1 bedroom flat for sale

+ Add to report

St Stephens House, Prospect Hill, Redditch, Worcestershire, B97



NO LONGER ADVERTISED

Marketed from 18 Apr 2025 to 14 Oct 2025 (178 days) by Dixons, Redditch

Rent Comparables Report








This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£875 pcm</p>	<p>1 bedroom apartment</p> <p>Prospect Hill, Redditch</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 22 May 2026 by Dixons Lettings, Redditch</p> <p>+ Add to report</p>
 <p>£850 pcm</p>	<p>1 bedroom apartment</p> <p>Prospect Hill, Redditch</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 8 Sep 2025 to 3 Nov 2025 (56 days) by Dixons Lettings, Redditch</p> <p>+ Add to report</p>

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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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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