

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Church Street,  
Wolverhampton, WV2

227323912

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





## Property Description

Our latest listing is in Church Street, Wolverhampton, WV2

Get instant cash flow of **£700** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.7%** 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

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £79.58 pm

Ground Rent: £9.75 pm

Lease Length: 246 years

Current Rent: £700

Market Rent: £850

# Lounge



# Kitchen



# Bedroom



# Bathroom



# Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 105,000.00**

|                         |                   |
|-------------------------|-------------------|
| 25% Deposit             | <b>£26,250.00</b> |
| SDLT Charge             | <b>£5,250</b>     |
| Legal Fees              | <b>£1,000.00</b>  |
| <b>Total Investment</b> | <b>£32,500.00</b> |

# 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 £700 per calendar month but the potential market rent is

£ 850

| Returns Based on Rental Income       | £700             | £850             |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £78,750.00 @ 5% | £328.13          |                  |
| Est. Building Cover (Insurance)      | £15.00           |                  |
| Approx. Factor Fees                  | £79.58           |                  |
| Ground Rent                          | £9.75            |                  |
| Letting Fees                         | £70.00           | £85.00           |
| <b>Total Monthly Costs</b>           | <b>£502.46</b>   | <b>£517.46</b>   |
| <b>Monthly Net Income</b>            | <b>£197.55</b>   | <b>£332.55</b>   |
| <b>Annual Net Income</b>             | <b>£2,370.54</b> | <b>£3,990.54</b> |
| <b>Net Return</b>                    | <b>7.29%</b>     | <b>12.28%</b>    |

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£2,290.54**

Net Return **7.05%**

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

Annual Net Income Adjusted To **£2,532.54**

Net Return **7.79%**

# 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 £131,000.



## 1 bedroom flat for sale

+ Add to report

Apartment 5, Church Street, Wolverhampton, West Midlands, WV2

NO LONGER ADVERTISED

Marketed from 11 Aug 2020 to 1 Oct 2020 (50 days) by Your Move, Wolverhampton



## 1 bedroom flat for sale

+ Add to report

Church Street, Wolverhampton, West Midlands, WV2

NO LONGER ADVERTISED

Marketed from 20 Jun 2025 to 1 Dec 2025 (163 days) by Your Move, Wolverhampton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 pcm based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 1 bedroom flat

Temple Street, Wolverhampton

NO LONGER ADVERTISED

Marketed from 9 Jun 2026 to 24 Jun 2026 (15 days) by Austins Estate Agents, Wolverhampton

+ Add to report



£825 pcm

## 1 bedroom flat

Telecom House, Wolverhampton

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Apr 2026 to 3 Jul 2026 (85 days) by Dixons Lettings, 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.



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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.



**LETPROPERTY**