

LET PROPERTY PACK

INVESTMENT INFORMATION

New Road, Dudley, DY2

226270987

 www.letproperty.co.uk





Property Description

Our latest listing is in New Road, Dudley, DY2

Get instant cash flow of **£850** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£970** which would provide the investor a Gross Yield of **7.3%** 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...



New Road, Dudley, DY2

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £850

Market Rent: £970

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 160,000

SDLT Charge £8,700

Legal Fees £1,000

Total Investment £169,700

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 £850 per calendar month but the potential market rent is

£ 970

Returns Based on Rental Income	£850	£970
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£85.00	£97.00
Total Monthly Costs	£100.00	£112.00
Monthly Net Income	£750.00	£858.00
Annual Net Income	£9,000.00	£10,296.00
Net Return	5.30%	6.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,356**
Adjusted To

Net Return **4.92%**

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 £200,000.



£200,000

3 bedroom town house for sale

+ Add to report

Selborne Road, DUDLEY.

NO LONGER ADVERTISED

Marketed from 20 Aug 2024 to 26 Nov 2024 (97 days) by Taylors Estate Agents, Brierley Hill



£180,000

3 bedroom end of terrace house for sale

+ Add to report

St. Peters Road, Netherton, Dudley

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 May 2023 to 3 Nov 2023 (157 days) by Connells, B'ham West - Dudley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 pm based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

3 bedroom house

New Road, DUDLEY

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Aug 2025 to 29 Sep 2025 (46 days) by Shipways - Lettings, Dudley

+ Add to report



£900 pcm

3 bedroom house

New Road, DUDLEY

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Aug 2023 to 3 Oct 2023 (46 days) by Shipways - Lettings, Dudley

+ 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**



Current term of tenancy: **15 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



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