

LET PROPERTY PACK

INVESTMENT INFORMATION

Pennant Road, Cradley
Heath, B64

226908715

 www.letproperty.co.uk





Property Description

Our latest listing is in Pennant Road, Cradley Heath, B64

Get instant cash flow of **£10,075** per calendar month with a **8.4%** Gross Yield for investors.

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

19 bedrooms HMO

19 bathrooms

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £10,075

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £1,437,500.00 and borrowing of £1,078,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,437,500.00

25% Deposit	£359,375.00
SDLT Charge	£159,375
Legal Fees	£1,000.00
Total Investment	£519,750.00

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 £10,075 per calendar month

Returns Based on Rental Income	£10,075
Mortgage Payments on £1,078,125.00 @ 5%	£4,492.19
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£1,007.50
Total Monthly Costs	£5,514.69
Monthly Net Income	£4,560.31
Annual Net Income	£54,723.75
Net Return	10.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£34,573.75**
Adjusted To

Net Return **6.65%**

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

Annual Net Income **£33,161.25**
Adjusted To

Net Return **6.38%**

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 £1,999,999.



Property for sale

+ Add to report

Melvina Rd- 0.903 Acre Site, Birmingham, B7

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Sep 2024 to 26 Feb 2025 (168 days) by The Online Property Agency, Birmingham

£1,999,999



Property for sale

+ Add to report

Union Rd, 5 Freehold Industrial Premises, Oldbury, B69

NO LONGER ADVERTISED

Marketed from 16 Jun 2023 to 4 Aug 2023 (48 days) by The Online Property Agency, Birmingham

£1,650,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £15,000 based on the analysis carried out by our letting team at **Let Property Management**.



£15,000 pcm

Property

Bedford Street, Leamington Spa

NO LONGER ADVERTISED

Marketed from 15 Apr 2025 to 16 Apr 2025 (1 days) by Hawkesford, Leamington Spa

+ Add to report



£12,912 pcm

Detached house

Storage/Distribution Unit, Old Stafford Road, Coven, Wolverhampton, WV10

NO LONGER ADVERTISED






Marketed from 5 Apr 2023 to 29 Feb 2024 (329 days) by Carter Jonas Rural, Shrewsbury Lettings

+ 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.



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