

LET PROPERTY PACK

INVESTMENT INFORMATION

The Boulton, Crocketts
Lane, Smethwick, B66

226584864

 www.letproperty.co.uk





Property Description

Our latest listing is in The Boulton, Crocketts Lane, Smethwick, B66

Get instant cash flow of **£800** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.6%** 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...



The Boulton, Crocketts Lane, Smethwick, B66

226584864



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £170.00 PM

Ground Rent: £10.78 PM

Lease Length: 122 Years

Current Rent: £800

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 140,000

SDLT Charge **£7,300**

Legal Fees **£1,000**

Total Investment **£148,300**

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£800	£1,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£170.00	
Ground Rent	£10.78	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£275.78	£295.78
Monthly Net Income	£524.22	£704.22
Annual Net Income	£6,290.64	£8,450.64
Net Return	4.24%	5.70%

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 **£6,451**
Adjusted To



Net Return **4.35%**



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 £176,000.

	1 bedroom flat for sale	+ Add to report
	Lordswood Road, Birmingham, B17	
	CURRENTLY ADVERTISED SOLD STC	
	Marketed from 18 May 2026 by Hadleigh, Harborne	
£176,000		
	1 bedroom flat for sale	+ Add to report
	Legge Lane, Birmingham	
	CURRENTLY ADVERTISED	
	Marketed from 26 Dec 2024 by Connells, Birmingham City	
£170,000		

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,470 based on the analysis carried out by our letting team at **Let Property Management**.



£1,470 pcm

1 bedroom flat

+ Add to report

Cortland Broad St., 1 Ryland St, Birmingham B15

NO LONGER ADVERTISED

Marketed from 4 May 2026 to 16 May 2026 (12 days) by Let UK Home, Covering London



£1,450 pcm

1 bedroom flat

+ Add to report

Loudon's Yard, Inkwell Place Birmingham B16

NO LONGER ADVERTISED

Marketed from 10 Apr 2026 to 17 Apr 2026 (6 days) by Hamptons, Stratford Upon Avon

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.



The Boulton, Crocketts Lane, Smethwick, B66

PROPERTY ID: 12345678

 www.letproperty.co.uk

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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