

LET PROPERTY PACK

INVESTMENT INFORMATION

Clarence Road, Sutton
Coldfield, B74

228674374

 www.letproperty.co.uk





Property Description

Our latest listing is in Clarence Road, Sutton Coldfield, B74

Get instant cash flow of **£895** per calendar month with a **14.3%** 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

2 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £137.50 PM

Ground Rent: £3.33 PM

Lease Length: 48 years

Current Rent: £895

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 75,000.

ASSUMED PURCHASE PRICE

£ 75,000

SDLT Charge **£3,750**

Legal Fees **£1,000**

Total Investment **£79,750**

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 £895 per calendar month

Returns Based on Rental Income	£895
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£137.50
Ground Rent	£3.33
Letting Fees	£89.50
Total Monthly Costs	£245.33
Monthly Net Income	£649.67
Annual Net Income	£7,796.04
Net Return	9.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,006**
Adjusted To

Net Return **7.53%**

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 £90,000.



2 bedroom ground floor flat for sale

[+ Add to report](#)

Winchester Court, Vesey Close, Sutton Coldfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jun 2026 to 3 Sep 2026 (78 days) by Acres, Four Oaks

£90,000



2 bedroom duplex for sale

[+ Add to report](#)

Bryony, Badgers Bank Road, Four Oaks

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Sep 2026 by Acres, Four Oaks

£80,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

[+ Add to report](#)

Badgers Bank Road, Sutton Coldfield

NO LONGER ADVERTISED

Marketed from 30 Sep 2024 to 19 Oct 2024 (18 days) by Just Move Estate Agents & Lettings, Great Barr

£950 pcm



2 bedroom apartment

[+ Add to report](#)

Wingate Court, Four Oaks, B74 4JG

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 May 2024 to 1 Jul 2024 (40 days) by Anderson Residential, Sutton Coldfield

£900 pcm

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.



Clarence Road, Sutton Coldfield, B74

PROPERTY ID: 228674374

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