

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bridge Street, Walsall, WS1  
1JJ

225668694

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





## Property Description

Our latest listing is in Bridge Street, Walsall, WS1 1JJ

Get instant cash flow of **£825** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£841** which would provide the investor a Gross Yield of **7.7%** 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...**



Bridge Street, Walsall,  
WS1 1JJ

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## Property Key Features

2 bedroom

1 bathroom

Open Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: £146.66 PM

Ground Rent: £28.83 PM

Lease Length: 113 years

Current Rent: £825

Market Rent: £841

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £131,000.00 and borrowing of £98,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 131,000.00

25% Deposit	£32,750.00
SDLT Charge	£6,670
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£40,420.00</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 £825.00 per calendar month but the potential market rent is

£ 841

Returns Based on Rental Income	£825.00	£841.00
Mortgage Payments on £98,250.00 @ 5%	£409.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£146.66	
Ground Rent	£28.83	
Letting Fees	£82.50	£84.10
<b>Total Monthly Costs</b>	<b>£682.37</b>	<b>£683.97</b>
<b>Monthly Net Income</b>	<b>£142.64</b>	<b>£157.04</b>
<b>Annual Net Income</b>	<b>£1,711.62</b>	<b>£1,884.42</b>
<b>Net Return</b>	<b>4.23%</b>	<b>4.66%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£202.42**  
Adjusted To

Net Return                      **0.50%**

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

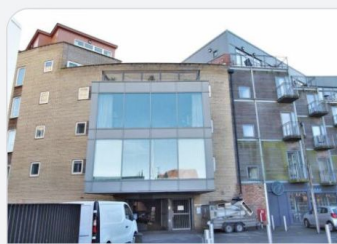
Annual Net Income      **£265.38**  
Adjusted To

Net Return                      **0.66%**

# 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 £130,000.



£130,000

## 2 bedroom apartment for sale

+ Add to report

Gallery Square, Walsall, WS2 8LN

CURRENTLY ADVERTISED

SOLD STC

Marketed from 13 Jan 2022 by Paul Carr, Aldridge



£850 pcm

## 2 bedroom apartment

+ Add to report

Tameway Plaza, 48 Bridge Street, Walsall, WS1

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Apr 2025 to 22 Apr 2025 (11 days) by Lamont & Co Estates, Birmingham

# Rent Comparables Report



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



**£130,000**

## 2 bedroom apartment for sale

+ Add to report

Langford Close, Walsall, WS1 2QT

NO LONGER ADVERTISED

Marketed from 25 Jul 2025 to 11 Sep 2025 (47 days) by Paul Carr, Aldridge



**£850 pcm**

## 2 bedroom apartment

+ Add to report

Tameway Plaza, 48 Bridge Street, Walsall, WS1

NO LONGER ADVERTISED **LET AGREED**

Marketed from 27 Mar 2026 to 27 Apr 2026 (30 days) by Lamont & Co Estates, Birmingham

# 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**