

LET PROPERTY PACK

INVESTMENT INFORMATION

Sydney Road, Smethwick,
B67

227464085

 www.letproperty.co.uk





Property Description

Our latest listing is in Sydney Road, Smethwick, B67

Get instant cash flow of **£1,100** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,231** which would provide the investor a Gross Yield of **6.6%** 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...



Sydney Road, Smethwick,
B67

227464085



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,100

Market Rent: £1,231

Lounge



Kitchen



Bathroom



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £225,000.

ASSUMED PURCHASE PRICE

£ 225,000

SDLT Charge £13,250

Legal Fees £1,000

Total Investment £239,250

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 £1,100 per calendar month but the potential market rent is

£ 1,231

Returns Based on Rental Income	£1,100	£1,231
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£110.00	£123.10
Total Monthly Costs	£125.00	£138.10
Monthly Net Income	£975.00	£1,092.90
Annual Net Income	£11,700.00	£13,114.80
Net Return	4.89%	5.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£10,653**
Adjusted To

Net Return **4.45%**

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 £210,000.



£210,000

3 bedroom semi-detached house for sale

+ Add to repo

Slatch House Road, Smethwick, B67

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Oct 2021 to 3 Dec 2021 (55 days) by Purplebricks, covering Birmingham



£200,000

3 bedroom semi-detached house for sale

+ Add to report

Abbey Road, Bearwood, B67 5LS

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Dec 2021 to 4 Mar 2022 (80 days) by Liberty Estate Agents, Smethwick

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom semi-detached house

+ Add to report

Pavilion Avenue, Smethwick, West Midlands, B67

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 May 2024 to 2 Oct 2025 (490 days) by Urban City Group, Smethwick



£1,250 pcm

3 bedroom semi-detached house

+ Add to report

Bowling Green Drive, Smethwick, B67

NO LONGER ADVERTISED

Marketed from 5 Mar 2025 to 11 Mar 2025 (6 days) by OpenRent, London

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: **4 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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Sydney Road, Smethwick, B67

PROPERTY ID: 227464085

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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