

LET PROPERTY PACK

INVESTMENT INFORMATION

Saddlers Walk, Worcester,
WR4

225691309

 www.letproperty.co.uk





Property Description

Our latest listing is in Saddlers Walk, Worcester, WR4

Get instant cash flow of **£910** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,074** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

Don't miss out on this fantastic investment opportunity...



Saddlers Walk, Worcester,
WR4

225691309



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £4.50 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £910

Market Rent: £1,074

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 165,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £41,250.00 |
| SDLT Charge | £9,050 |
| Legal Fees | £1,000.00 |
| Total Investment | £51,300.00 |

Projected Investment Return



The monthly rent of this property is currently set at £910 per calendar month but the potential market rent is

£ 1,074

| Returns Based on Rental Income | £910 | £1,074 |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £123,750.00 @ 5% | £515.63 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £4.50 | |
| Ground Rent | Freehold | |
| Letting Fees | £91.00 | £107.40 |
| Total Monthly Costs | £626.13 | £642.53 |
| Monthly Net Income | £283.88 | £431.48 |
| Annual Net Income | £3,406.50 | £5,177.70 |
| Net Return | 6.64% | 10.09% |

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 **£3,029.70**
Adjusted To

Net Return **5.91%**

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





Annual Net Income **£2,702.70**
Adjusted To

Net Return **5.27%**

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 £220,000.

| | |
|--|---|
|  £220,000 | 3 bedroom terraced house for sale  Windermere Drive, Worcester NO LONGER ADVERTISED SOLD STC Marketed from 12 Jul 2022 to 28 Oct 2022 (108 days) by Hollywell Homes, Worcester |
|  £215,000 | 3 bedroom terraced house for sale  Goldsmith Road, Blackpole, Worcester NO LONGER ADVERTISED Marketed from 28 Mar 2025 to 3 Jul 2025 (97 days) by Leaders Sales, Worcester |

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom town house

+ Add to report

Michael Tippet Drive, Worcester, Worcestershire, WR4 9EH

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Feb 2026 to 31 Mar 2026 (33 days) by Platinum Property Agents, Worcestershire



£1,300 pcm

3 bedroom house

+ .

Addison Road, Worcester WR3 8EA

NO LONGER ADVERTISED






LET AGREED

Marketed from 5 Jan 2026 to 20 Feb 2026 (45 days) by Allan Morris Worcester, Worcester

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 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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