

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Minories, Dudley, West  
Midlands, DY2

227140456

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





## Property Description

Our latest listing is in The Minories, Dudley, West Midlands, DY2

Get instant cash flow of **£725** per calendar month with a **13.4%** Gross Yield for investors.

This property has a potential to rent for **£805** which would provide the investor a Gross Yield of **14.9%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



The Minories, Dudley,  
West Midlands, DY2

227140456



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £113.17 PM**

**Ground Rent: £20.83 PM**

**Lease Length: 241 Years**

**Current Rent: £725 PM**

**Market Rent: £805 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior





## ASSUMED PURCHASE PRICE

£ 65,000

SDLT Charge	£3,250
Legal Fees	£1,000
<b>Total Investment</b>	<b>£69,250</b>

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

# Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 805



Returns Based on Rental Income	£725	£805
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£113.17	
Ground Rent	£20.83	
Letting Fees	£72.50	£80.50
<b>Total Monthly Costs</b>	<b>£221.50</b>	<b>£229.50</b>
<b>Monthly Net Income</b>	<b>£503.50</b>	<b>£575.50</b>
<b>Annual Net Income</b>	<b>£6,042.00</b>	<b>£6,906.00</b>
<b>Net Return</b>	<b>8.72%</b>	<b>9.97%</b>

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      **£5,296**  
Adjusted To

Net Return                      **7.65%**



# 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 £80,000.



£80,000

## 1 bedroom apartment for sale

+ Add to rep

Parsons Street, Dudley, DY1 1JE

NO LONGER ADVERTISED

Marketed from 12 Jan 2026 to 11 May 2026 (118 days) by eXp UK, West Midlands



£75,000

## 1 bedroom flat for sale

+ Add to rep

Metropolitan Lofts, 9 Parsons Street, Dudley

NO LONGER ADVERTISED

Marketed from 4 Oct 2024 to 22 Sep 2025 (352 days) by Scriven & Co, Quinton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £857 based on the analysis carried out by our letting team at **Let Property Management**.



**£857 pcm**

## 1 bedroom apartment

+ Add to r

Hall Street, DUDLEY

NO LONGER ADVERTISED

Marketed from 28 Feb 2026 to 3 Mar 2026 (2 days) by Connells Lettings, Dudley



**£850 pcm**

## 1 bedroom flat

+ Add to r

Dudley, Dudley, DY1

NO LONGER ADVERTISED

Marketed from 11 Oct 2025 to 27 Oct 2025 (16 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.



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

The Minories, Dudley, West Midlands, DY2

PROPERTY ID: 12345678

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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