LET PROPERTY PACK

INVESTMENT INFORMATION

Kingscourt, Bridge Street,
Walsall, WS1

230153882

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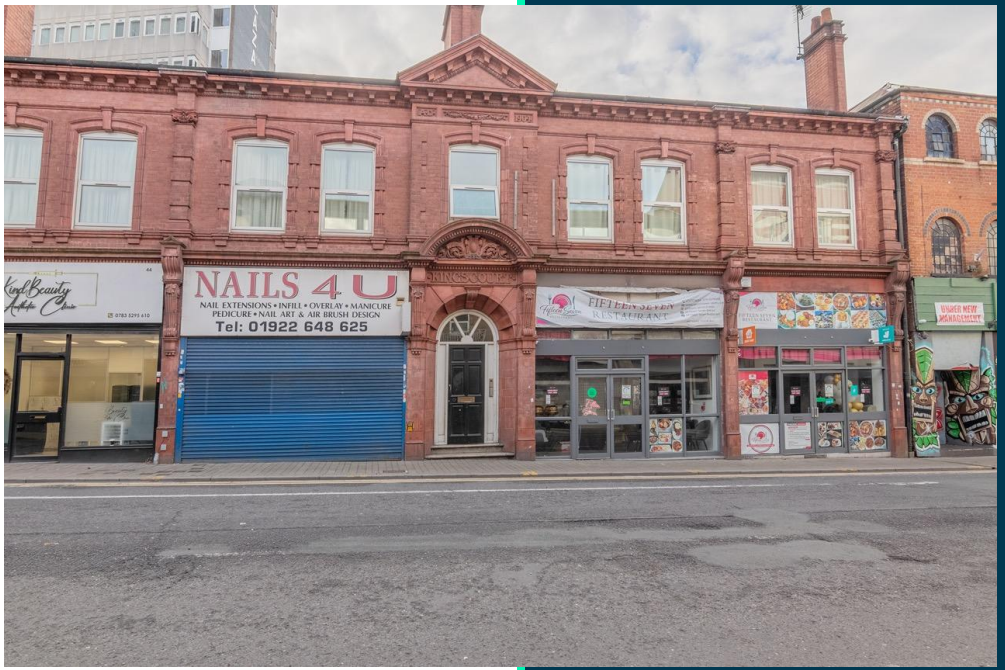


Property Description

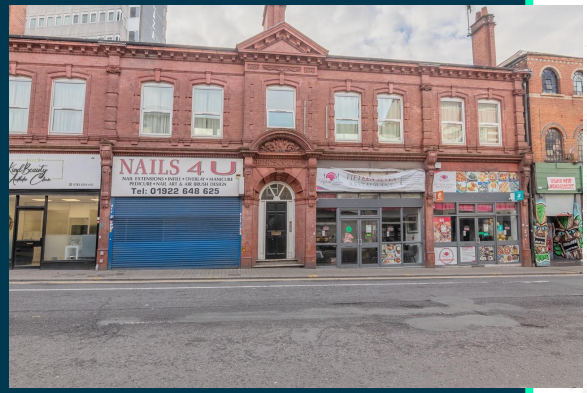
Our latest listing is in Kingscourt, Bridge Street, Walsall, WS1

Get instant cash flow of **£600** per calendar month with a **11.1%** Gross Yield for investors.

This property has a potential to rent for **£950.00** which would provide the investor a Gross Yield of **17.5%** 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...



Kingscourt, Bridge Street,
Walsall, WS1

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Property Key Features

1 Bedroom

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £166.66 PM

Ground Rent: £16.66 PM

Lease Length: 102 Years

Current Rent: £600 PM

Market Rent: £950.00 PM

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 65,000

SDLT Charge	**£3,250**
Legal Fees	**£1,000**
Total Investment	**£69,250**

Outlay figures based on assumed cash purchase of 65,000.

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 950.00

Returns Based on Rental Income	£600	£950.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.66	
Ground Rent	£16.66	
Letting Fees	£60.00	£95.00
Total Monthly Costs	£258.32	£293.32
Monthly Net Income	£341.68	£656.68
Annual Net Income	£4,100.16	£7,880.16
Net Return	5.92%	11.38%

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 Adjusted To	**£5,980**
Net Return	**8.64%**

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 £95,000.



1 bedroom duplex for sale

+ Add to rep

Gallery Square, Walsall

NO LONGER ADVERTISED

Marketed from 1 Feb 2024 to 1 Jun 2026 (850 days) by iLove homes, Walsall

£95,000



1 bedroom flat for sale

+ Add to repo

Terret Close, Walsall

CURRENTLY ADVERTISED

Marketed from 5 Nov 2026 by Connells, Walsall

£90,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom apartment

+ Add to repor

Tameway Plaza, Bridge Street, Walsall, WS1

NO LONGER ADVERTISED

Marketed from 23 Oct 2025 to 27 Oct 2025 (3 days) by Lamont & Co Estates, Birmingham

£1,000 pcm



1 bedroom apartment

+ Add to repo

Bridge Street, WALSALL

NO LONGER ADVERTISED LET AGREED

Marketed from 31 Mar 2026 to 8 Apr 2026 (7 days) by Connells Lettings, Walsall

£995 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.



www.letproperty.co.uk

Kingscourt, Bridge Street, Walsall, WS1

PROPERTY ID: 230153882

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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