

LET PROPERTY PACK

INVESTMENT INFORMATION

Popes Lane, Oldbury, B69

220185256

 www.letproperty.co.uk





Property Description

Our latest listing is in Popes Lane, Oldbury, B69

Get instant cash flow of **£12,402.19** per calendar month with a **14.4%** Gross Yield for investors.

This property has a potential to rent for **£12,674** which would provide the investor a Gross Yield of **14.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Popes Lane, Oldbury, B69

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Property Key Features

Leisure and Office Space

Five Storeys Plus Rooftop Area

Dedicated Car Parking Spaces

Strong Footfall and Accessible Location

Factor Fees: £1,384.25

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £12,402.19

Market Rent: £12,674

Reception Areas



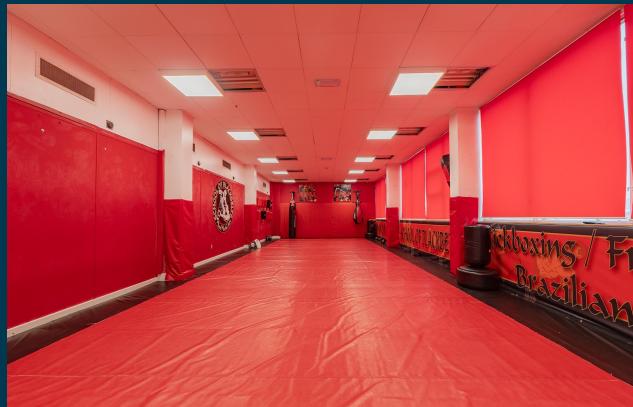
Kitchen



Meeting Rooms



Leisure Premises



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £1,035,000.00 and borrowing of £776,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,035,000.00

25% Deposit	£258,750.00
SDLT Charge	£99,000
Legal Fees	£1,000.00
Total Investment	£358,750.00

Projected Investment Return



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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 £12,402.19 per calendar month but the potential market rent is

£12,674

Returns Based on Rental Income	£12,402.19	£12,674
Mortgage Payments on £776,250.00 @ 5%	£3,234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1,384.25	
Ground Rent	Freehold	
Letting Fees	£1,240.22	£1,267.40
Total Monthly Costs	£5,873.84	£5,901.03
Monthly Net Income	£6,528.35	£6,772.98
Annual Net Income	£78,340.15	£81,275.70
Net Return	21.84%	22.66%

Return Stress Test Analysis Report



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

Annual Net Income	£55,927.70
Adjusted To	
Net Return	15.59%

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

Annual Net Income	£65,750.70
Adjusted To	
Net Return	18.33%

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 £2,995,000.

A photograph of a large, two-story detached house with a grey exterior, multiple gables, and a prominent chimney. It is surrounded by a lawn and some trees. A 'View details' button is overlaid on the image.

£2,995,000

6 bedroom detached house for sale

Woodbourne Road, Harborne

CURRENTLY ADVERTISED

+ Add to report

Marketed from 27 May 2025 by Robert Powell, Birmingham

A photograph of a large, two-story detached house with a red brick exterior, multiple gables, and a prominent chimney. It has a large driveway with two garages. A 'View details' button is overlaid on the image.

£2,750,000

7 bedroom detached house for sale

Edgbaston, Birmingham, B15

NO LONGER ADVERTISED

+ Add to rep

Marketed from 29 Apr 2025 to 31 Jul 2025 (92 days) by Private Luxury Property, Covering National

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £16,500 based on the analysis carried out by our letting team at **Let Property Management**.



22 bedroom detached house

+ Add to re

Causeway Green Road, West Midlands, B68

CURRENTLY ADVERTISED

Marketed from 15 Oct 2024 by The Havn Group, Slough

£16,500 pcm



2 bedroom flat

+ Add to re

Essex Street, City Centre, Birmingham, B5

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2024 to 1 Aug 2024 (49 days) by Northwood, Birmingham

£14,400 pcm



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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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