

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Popes Lane, Oldbury, B69

220185256

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



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





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



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.



View details

£2,995,000

## 6 bedroom detached house for sale

+ Add to report

Woodbourne Road, Harborne

CURRENTLY ADVERTISED

Marketed from 27 May 2025 by Robert Powell, Birmingham



£2,750,000

## 7 bedroom detached house for sale

+ Add to report

Edgbaston, Birmingham, B15

NO LONGER ADVERTISED

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**.



£16,500 pcm

## 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



£14,400 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



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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.



**LETPROPERTY**