

¥

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

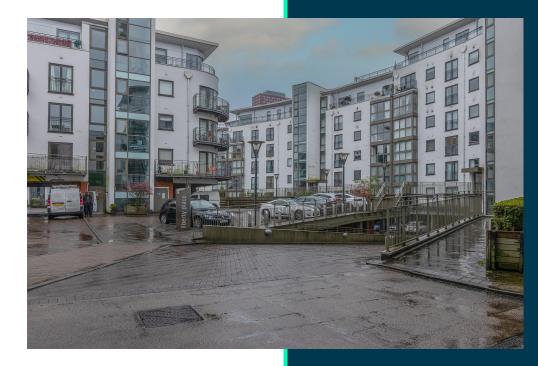
Sheepcote Street Birmingham, B16 8JB

204788278

( www.letproperty.co.uk

### 





## **Property Description**

Our latest listing is in Sheepcote Street Birmingham, B16 8JB

Get instant cash flow of £850 per calendar month with a 6.4% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 8.6% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

#### **LETPR®PERTY**





#### Sheepcote Street Birmingham, B16 8JB

204788278

Studio BedroomFa1 bathroomGThree Piece BathroomLoOpen Plan LoungeC

**Property Key Features** 

Factor Fees: £135.00 Ground Rent: £250.00 Lease Length: 125 Current Rent: £850 Market Rent: £1,150

## Lounge













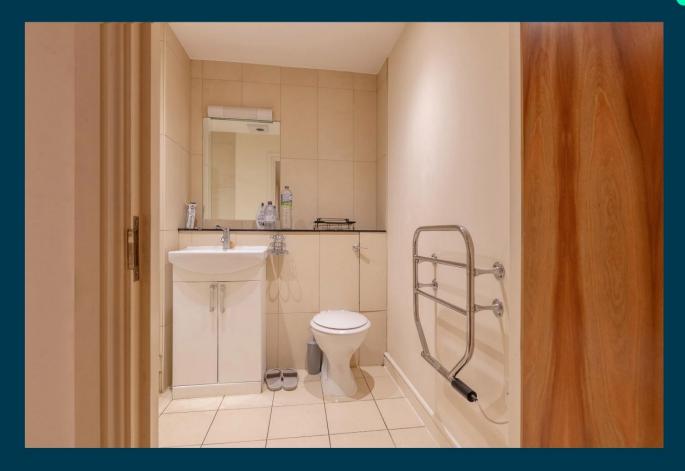
## **Studio Bedroom**





## Bathroom









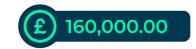






Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE

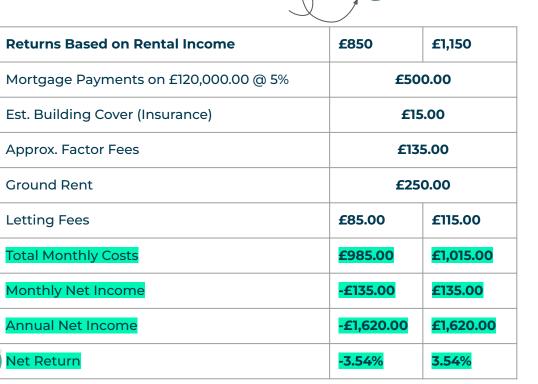


25% Deposit	£40,000.00
SDLT Charge	£4,800
Legal Fees	£1,000.00
Total Investment	£45,800.00

## **Projected** Investment Return



Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent. The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is





1,150

## Return Stress Test Analysis Report





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

Annual Net Income -£680.00 Adjusted To

Net Return -1.48%

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

Annual Net Income **£2,220.00** Adjusted To

Net Return

4.85%

## 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 £185,000.

	Studio flat for sale King Edwards Wharf, Sheepcote Street, Birmingham, West Midlands
Kellin III and	NO LONGER ADVERTISED
	Leasehold - 104 Years Remaining. Ground Rent £150 Yearly - Service Charge £200 Per Month   Studio
£185,000	Marketed from 26 Oct 2023 to 2 Nov 2023 (6 days) by Springbok Properties, Nationwide
£185,000	Marketed from 26 Oct 2023 to 2 Nov 2023 (6 days) by Springbok Properties, Nationwide



£165,000

Studio apartment for sale

+ Add to report

NO LONGER ADVERTISED

24 hour concierge on site | Furnished | Lift | Courtyard Views | A short walk to Brindley Place ....

Marketed from 21 Feb 2023 to 29 Mar 2023 (35 days) by Davidson Estates, Birmingham

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

#### Studio flat

aparthotel BIRMINGHAM, St. Chads Queensway, Birmingham

#### CURRENTLY ADVERTISED

Luxury studio apartment | Brand new throughout | Fully equipped kitchen | Designer bathroom | All...

Marketed from 10 Apr 2024 by FleetMilne, Birmingham



#### £1,700 pcm

#### Studio flat

Oakhurst, 45 Church Road, Edgbaston, Birmingham

+ Add to report

+ Add to report

#### NO LONGER ADVERTISED

STUDENTS ONLY from Sept 2023. Stunning studio apartments located in leafy Edgbaston! This propert...

Marketed from 12 Jul 2023 to 23 Nov 2023 (133 days) by Direct Housing, Birmingham

As this property is currently tenanted, 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

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.



Current term of tenancy: 0-2 years

Payment history: On time for length of tenancy





www.letproperty.co.uk

#### Sheepcote Street Birmingham, B16 8JB

#### 204788278

# Interested in this property investment?

# Make an offer or **book a viewing**

# 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.

