

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Newhall Street,  
Birmingham, B3

206165929

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





## Property Description

Our latest listing is in Newhall Street Birmingham, B3

Get instant cash flow of **£1,025** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

**With long term tenants currently situated and a location that is accessible to various amenities, this property will be the perfect addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Lounge and Kitchen**

**Three Piece Bathroom**

**Factor Fees: £210.00**

**Ground Rent: £300.00**

**Lease Length: 118 Years**

**Current Rent: £1,025**

**Market Rent: £1,500**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 220,000.00

25% Deposit	£55,000.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£62,600.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,025 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,025	£1,500
Mortgage Payments on £165,000.00 @ 5%	£687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£210.00	
Ground Rent	£300.00	
Letting Fees	£102.50	£150.00
<b>Total Monthly Costs</b>	<b>£1,315.00</b>	<b>£1,362.50</b>
<b>Monthly Net Income</b>	<b>-£290.00</b>	<b>£137.50</b>
<b>Annual Net Income</b>	<b>-£3,480.00</b>	<b>£1,650.00</b>
<b>Net Return</b>	<b>-5.56%</b>	<b>2.64%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,350.00**

Net Return **-2.16%**

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

Annual Net Income Adjusted To **£1,950.00**

Net Return **3.12%**

# 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 £270,000.



£270,000



Floorplan

## 2 bedroom apartment for sale

Brindley House, Newhall Street, Birmingham, B3

+ Add to report

NO LONGER ADVERTISED

Allocated Parking | Concierge | 9th Floor | Large Double Glazed Windows | Walking Distance to Cit...

Marketed from 29 Mar 2021 to 29 Mar 2021 by Martin & Co, Birmingham City



£245,000



Floorplan

## 2 bedroom apartment for sale

Brindley House, Newhall Street, Birmingham, West Midlands

+ Add to report

CURRENTLY ADVERTISED

Leasehold 150 Years Remaining From 31 March 2005 | Service Charge This Year £400 Per Month - Grou...

Marketed from 8 Apr 2024 by Springbok Properties, Nationwide

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

## 2 bedroom apartment

Newhall Street, Birmingham, B3

+ Add to report

NO LONGER ADVERTISED

This well-presented and spacious 2-bedroom apartment is located on the top floor of the ever-popu...

Marketed from 18 Dec 2023 to 22 Jan 2024 (34 days) by Maguire Jackson, Birmingham



£1,500 pcm

## 2 bedroom apartment

Brindley House, Newhall Street, B3 1LL

+ Add to report

NO LONGER ADVERTISED LET AGREED

Fantastic two bedroom property! | 2 bathrooms: one with walk-in shower and one with bath tub | Pr...






Marketed from 21 Jul 2023 to 22 Sep 2023 (63 days) by FleetMilne, Birmingham

 Floorplan

# Current Tenant Profile



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
-  Current term of tenancy: **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.



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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**