

LET PROPERTY PACK

INVESTMENT INFORMATION

Wharfside Street
Birmingham, B1 1PQ

208746576

 www.letproperty.co.uk





Property Description

Our latest listing is in Wharfside Street Birmingham, B1 1PQ

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **10.9%** 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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Property Key Features

Studio

1 bathroom

Great Condition

Close proximity to valuable amenities

Factor Fees: £153.30

Ground Rent: £350.00

Lease Length: 197

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£3,960
Legal Fees	£1,000.00
Total Investment	£37,960.00

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.



Returns Based on Rental Income	£1,200
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£153.30
Ground Rent	£350.00
Letting Fees	£120.00
Total Monthly Costs	£1,050.80
Monthly Net Income	£149.20
Annual Net Income	£1,790.40
Net Return	4.72%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£609.60**

Net Return **-1.61%**

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

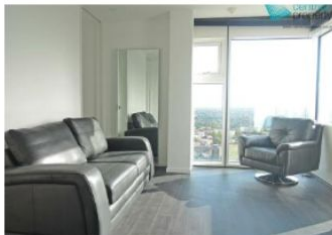
Annual Net Income Adjusted To **£4,010.40**

Net Return **10.56%**

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 £219,950.



£219,950

1 bedroom apartment for sale

The Cube West, Wharfside Street, Birmingham

NO LONGER ADVERTISED

SOLD STC

+ Add to report

Corner Apartment | 23rd Floor | The Cube West (Investment Buyers Suitable) | Skyline views over H...

Marketed from 10 Apr 2018 to 25 Jan 2019 (290 days) by Centrick, Birmingham



£180,000

Studio apartment for sale

The Cube West, Wharfside Street, B1 1PQ

NO LONGER ADVERTISED

+ Add to report

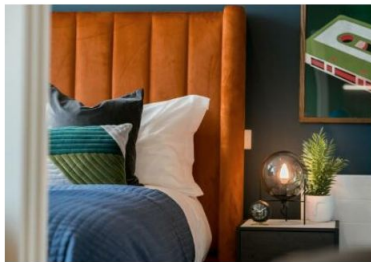
Studio apartment | One bathroom: Walk-in shower | Underfloor heating | Concierge service | 23rd f...

Marketed from 9 Dec 2020 to 20 Jan 2021 (42 days) by FleetMilne, Birmingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,420 based on the analysis carried out by our letting team at **Let Property Management**.



£1,420 pcm

Studio flat

Broad Street, Birmingham, B15

+ Add to report

NO LONGER ADVERTISED

250MBPS WiFi included in your rent | 24hr residents' gym, quarterly wellbeing workshops and regul...

Marketed from 3 Apr 2024 to 14 May 2024 (40 days) by Moda, The Mercian



£1,200 pcm

Studio flat

The Cube West, Birmingham, B1

+ Add to report

CURRENTLY ADVERTISED





No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 2137007

Marketed from 25 Jul 2024 by OpenRent, London

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



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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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