

LET PROPERTY PACK

INVESTMENT INFORMATION

Hartshill Rd Shard End,
Birmingham B34 6RE

211267747

 www.letproperty.co.uk





Property Description

Our latest listing is in Hartshill Rd Shard End, Birmingham B34 6RE

Get instant cash flow of **£950** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Birmingham, it will make for a reliable long term investment for an investor.

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



Hartshill Rd Shard End,
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Property Key Features

2 Bedroom

1 Bathroom

Spacious Backyard

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £950

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £205,000.00 and borrowing of £153,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 205,000.00

25% Deposit	£51,250.00
SDLT Charge	£6,150
Legal Fees	£1,000.00
Total Investment	£58,400.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£1,000

Returns Based on Rental Income	£950	£1,000
Mortgage Payments on £153,750.00 @ 5%	£640.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£95.00	£100.00
Total Monthly Costs	£750.63	£755.63
Monthly Net Income	£199.38	£244.38
Annual Net Income	£2,392.50	£2,932.50
Net Return	4.10%	5.02%

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 **£932.50**
Adjusted To

Net Return **1.60%**

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


Annual Net Income **-£142.50**
Adjusted To

Net Return **-0.24%**

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 £200,000.



2 bedroom end of terrace house for sale [+ Add to report](#)

Alderpits Road, Shard End

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 19 Dec 2023 by Green & Company, Castle Bromwich


MUST VIEW | LOW MAINTENANCE GARDEN | TWO DOUBLE BEDROOMS | FITTED WARDROBES | DUAL ASPECT LOUNGE ...

📍 EPC: [View](#)

(Approx.) Sqft: **797 sq ft** Price (£) per sqft: **£251.09**

[View floor plan](#)

£200,000



2 bedroom end of terrace house for sale [+ Add to report](#)

Packington Avenue, Shard End, Birmingham, West Midlands, B34

NO LONGER ADVERTISED **SOLD STC**

Marketed from 22 Sep 2023 to 16 Feb 2024 (146 days) by Dixons, Castle Bromwich


Two bedroom end of terracehouse | Good size rooms | Lovely garden | Popular school catchment area...

£200,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.




2 bedroom terraced house [+ Add to report](#)

Brownsover Close, Birmingham, B36

NO LONGER ADVERTISED

Marketed from 27 Mar 2024 to 1 Apr 2024 (5 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1978514




2 bedroom terraced house [+ Add to report](#)

The Fensway, Shard End, B34

NO LONGER ADVERTISED **LET AGREED**

Marketed from 30 Nov 2023 to 30 Jan 2024 (60 days) by Martin & Co, Birmingham City

Driveway | Double Glazed | Gas Central Heating | Good Transport Links

 EPC: [View](#)

(Approx.) Sqft: **850 sq ft** Price (£) per sqft: **£1.18**

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: **Moved in more than 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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6RE

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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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