

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hagley Road, Birmingham,  
B17

212966270

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





## Property Description

Our latest listing is in Hagley Road, Birmingham, B17

Get instant cash flow of **£1,050** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

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

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



Hagley Road,  
Birmingham, B17

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## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £229 pm**

**Ground Rent: £10.50 pm**

**Lease Length: 74 years**

**Current Rent: £1,050**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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 £10,250

Legal Fees £1,000.00

Total Investment £62,500.00

# 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 £1,050 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,050	£1,150
Mortgage Payments on £153,750.00 @ 5%	£640.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£229	
Ground Rent	£10.50	
Letting Fees	£105.00	£115.00
Total Monthly Costs	£1,001.13	£1,011.13
Monthly Net Income	£48.88	£138.88
Annual Net Income	£586.50	£1,666.50
Net Return	0.94%	2.67%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£633.50**  
Adjusted To

Net Return                      **-1.01%**

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


Annual Net Income      **-£1,282.50**  
Adjusted To

Net Return                      **-2.05%**

# 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 £210,000.00.



**3 bedroom terraced house for sale**


Shenstone Road, Edgbaston, Birmingham, West Midlands, B16

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 10 Jul 2024 to 9 Jan 2025 (182 days) by Dixons, Bearwood

A well presented THREE BEDROOM WITH EXTRA LOFT ROOM Family Home. The property is conveniently loc....

**£210,000**



[View floor plan](#)


**Sold price history:**

12/12/2024	£212,000
11/05/2001	£42,000

**EPC:**

(Approx.) Sqft: **1,184 sq ft** Price (€) per sqft: **£177.36**

[+ Add to report](#)



**3 bedroom penthouse for sale**

Manor Road, Edgbaston, Birmingham, West Midlands, B16

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 3 Jun 2024 to 19 Dec 2024 (198 days) by Oulsnam, Hagley Road

A STUNNING, THREE BEDROOM PENTHOUSE APARTMENT, set within the highly regarded Victoria House



**£210,000**

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.

 £1,150 pcm	<p><b>3 bedroom flat</b></p> <p>Holly Mount, Hagley Road, Birmingham</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 9 Sep 2024 to 6 Nov 2024 (57 days) by Just Move Estate Agents &amp; Lettings, Great Barr</p> <p>3 Bedroom   Bathroom with Corner Bath   Beautiful Garden   Garage   Off Road Parking   Separate...</p> <p><a href="#">+ Add to report</a></p>
 £1,100 pcm	<p><b>3 bedroom flat</b></p> <p>Summerfield Court, Hermitage Road, Edgbaston</p> <p><b>NO LONGER ADVERTISED</b> <b>LET AGREED</b></p> <p>Marketed from 11 Dec 2024 to 6 Jan 2025 (26 days) by Davidson Estates, Edgbaston - HQ</p> <p>SUMMERFIELD COURT   3 bedrooms   Ground floor   Parking   Available Now   Large apartment   Prest...</p> <p><a href="#">+ Add to report</a></p>

# 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**



Current term of tenancy: **5 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



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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**