

LET PROPERTY PACK

INVESTMENT INFORMATION

Stratford House Road,
Birmingham, B5

215332768

 www.letproperty.co.uk





Property Description

Our latest listing is in Stratford House Road, Birmingham, B5

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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

1 bedroom

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £116

Ground Rent: 0

Lease Length: 190 yrs

Current Rent: Vacant

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 202,000.00

25% Deposit	£50,500.00
SDLT Charge	£11,640
Legal Fees	£1,000.00
Total Investment	£63,140.00

Projected Investment Return



The monthly potential rent of this property is currently set at £1150 per calendar month.



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	£1,150
Mortgage Payments on £151,500.00 @ 5%	£631.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£116.00
Ground Rent	£0.00
Letting Fees	£115.00
Total Monthly Costs	£877.25
Monthly Net Income	£272.75
Annual Net Income	£3,273.00
Net Return	5.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£973.00**
Adjusted To

Net Return **1.54%**

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

Annual Net Income **£243.00**
Adjusted To

Net Return **0.38%**

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 £250,000.



£250,000

2 bedroom flat for sale

+ Add to report

Melrose Apartments, 2A Bell Barn Road, Park Central, Birmingham, B15

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Aug 2023 to 13 May 2024 (269 days) by Belvoir, Birmingham Central

Two Bedrooms | Two Bathrooms | Balcony | Park Central | Modern Development | A must see!



£235,000

2 bedroom apartment for sale

+ Add to report

Melrose Apartments, Bell Barn Road, Birmingham B15

CURRENTLY ADVERTISED

Marketed from 10 Oct 2023 by Oakmans Estate Agents, Harborne

Penthouse | Two Double Bedrooms | Two Bathrooms | Allocated Parking | Great Location | Juliette B...

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

1 bedroom flat

Sherlock Street, Birmingham, B5

NO LONGER ADVERTISED

Marketed from 23 Oct 2023 to 24 Oct 2023 (1 days) by OpenRent, London

+ Add to report



£1,270 pcm

1 bedroom apartment

Birmingham, B5 6EW

CURRENTLY ADVERTISED

Marketed from 30 Apr 2025 by Enclave, Enclave: Birmingham City

+ Add to report

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: **NA**
- ✓ Standard Tenancy Agreement In Place: **NA**
- ✓ Fully compliant tenancy: **NA**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **NA**
- ✓ Payment history: **NA**

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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