

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sherborne Street,  
Birmingham, B16 8FQ

218753237

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





## Property Description

Our latest listing is in Sherborne Street, Birmingham, B16 8FQ

Get instant cash flow of **£875** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

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

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



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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Good Condition**

**Private Underground Parking**

**Factor Fees: £200.00 PM**

**Ground Rent: £12.50 PM**

**Lease Length: 950 years**

**Current Rent: £875**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 149,000.00

25% Deposit £37,250.00

SDLT Charge £7,930

Legal Fees £1,000.00

**Total Investment £46,180.00**

# Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 1,150



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



| Returns Based on Rental Income        | £875      | £1,150    |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £111,750.00 @ 5% | £465.63   |           |
| Est. Building Cover (Insurance)       | £15.00    |           |
| Approx. Factor Fees                   | £200.00   |           |
| Ground Rent                           | £12.50    |           |
| Letting Fees                          | £87.50    | £115.00   |
| Total Monthly Costs                   | £780.63   | £808.13   |
| Monthly Net Income                    | £94.38    | £341.88   |
| Annual Net Income                     | £1,132.50 | £4,102.50 |
| Net Return                            | 2.45%     | 3.88%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,802.50**  
Adjusted To

Net Return                      **3.90%**

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

Annual Net Income      **£2,017.50**  
Adjusted To

Net Return                      **4.37%**

# 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.



£200,000

## 1 bedroom apartment for sale

+ Add to report

Wharfside Street, Birmingham

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Mar 2024 by Connells, Birmingham City

PROPERTY OFFERS NO UPWARD CHAIN | A WELL PRESETNED UPPER FLOOR APARTMENT | SITUATED ON THE TOP FL...



£199,563

## 1 bedroom flat for sale

+ Add to report

Setl, Ludgate Hill, Birmingham, B3

NO LONGER ADVERTISED

Marketed from 13 May 2024 to 12 Aug 2024 (90 days) by Knight Frank - New Homes, Birmingham

1 bedroom | 1 reception room | 1 bathroom | Attention First Time Buyers! | Available at 77.5% of ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,325 based on the analysis carried out by our letting team at **Let Property Management**.



£1,325 pcm

## 1 bedroom apartment

+ Add to report

St Martins place

NO LONGER ADVERTISED

Marketed from 12 Jun 2024 to 23 Jul 2024 (40 days) by Accord Lets, Birmingham

Penthouse apartment | Skyline views | Furnished | Floor to ceiling windows | On site gym | Commun...



£1,320 pcm

## 1 bedroom apartment

+ Add to report

6 Inkwell Place, Birmingham, B16

NO LONGER ADVERTISED

Marketed from 5 Feb 2025 to 11 Feb 2025 (6 days) by Moda, Loudon's Yard

24-hr concierge, maintenance and CCTV | 250 MBPS broadband included in your rent | Samsung applia...

# 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 within the last 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**