

LET PROPERTY PACK

INVESTMENT INFORMATION

Lombard Street, Digbeth,
Birmingham, B12 0AF

220615343

 www.letproperty.co.uk





Property Description

Our latest listing is in Lombard Street, Digbeth, Birmingham, B12 0AF

Get instant cash flow of **£750** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£875** which would provide the investor a Gross Yield of **8.75%** 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

Well-kept Flat

Easy Access to Local Amenities

Factor Fees: £109 pm

Ground Rent: £29.16 pm

Lease Length: 115 years

Current Rent: £750

Market Rent: £875

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 875



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



Returns Based on Rental Income	£750	£875
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£109.00	
Ground Rent	£29.16	
Letting Fees	£75.00	£87.50
Total Monthly Costs	£659.41	£671.91
Monthly Net Income	£90.59	£203.09
Annual Net Income	£1,087.08	£2,437.08
Net Return	2.55%	5.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£687.08**
Adjusted To

Net Return **1.61%**

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

Annual Net Income **£717.00**
Adjusted To

Net Return **1.68%**

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 £143,000.



£143,000

1 bedroom flat for sale

+ Add to report

St. John's Walk, Birmingham, B5

CURRENTLY ADVERTISED

Marketed from 5 Mar 2025 by Let Property Sales & Management, Glasgow

Perfect First Time Buyer Opportunity | Likely to attract enquiries from Serious Investors & Devel...



£140,000

1 bedroom apartment for sale

+ Add to report

Bradford Street, Birmingham

CURRENTLY ADVERTISED

Marketed from 20 Mar 2025 by Connells, Birmingham City

OFFERING NO UPWARD CHAIN | SPACIOUS ONE BEDROOM APARTMENT | WELL PRESENTED THROUGHOUT | SITAUTED ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,210 based on the analysis carried out by our letting team at **Let Property Management**.



£1,210 pcm

1 bedroom apartment

+ Add to report

Lower Essex Street, Birmingham, B5

NO LONGER ADVERTISED

Marketed from 6 Feb 2025 to 9 Feb 2025 (2 days) by Dandara Living, Birmingham, U&A

Great city centre location: only 650m from Birmingham New Street Station/Grand Central shopping m...



£1,200 pcm

1 bedroom apartment

+ Add to report

East Timber Yard, 118 Pershore Street, Birmingham B5 6PA

CURRENTLY ADVERTISED LET AGREED

Marketed from 9 Jun 2025 by Glovers Estate Agents, Kings Heath

BEAUTIFULLY PRESENTED 1 BEDROOM APARTMENT | CITY CENTRE LOCATION | TENANTS HAVE USE OF A CONCIERGE...

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: **2 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.



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