

LET PROPERTY PACK

INVESTMENT INFORMATION

Bristol Road South,
Northfield, Birmingham,
B31 2TD

220495742

 www.letproperty.co.uk





Property Description

Our latest listing is in Bristol Road South, Northfield, Birmingham, B31 2TD

Get instant cash flow of **£700** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£947** which would provide the investor a Gross Yield of **9.47%** if the rent was increased to market rate.

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

3 Bedrooms

1 Bathroom

On-Street Parking

Communal Rear Garden

Factor Fees: £92 pm

Ground Rent: £21 pm

Lease Length: 981 years

Current Rent: £700

Market Rent: £947

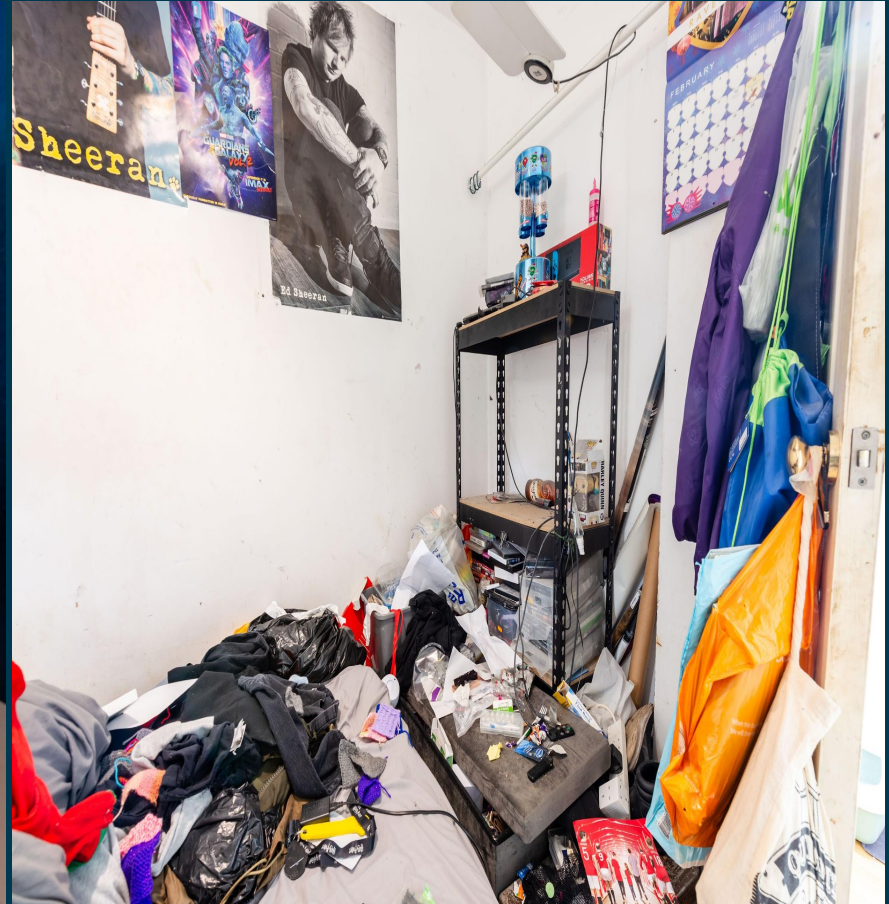
Lounge



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 £700 per calendar month but the potential market rent is

£947



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



Returns Based on Rental Income	£700	£947
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£92.00	
Ground Rent	£21.00	
Letting Fees	£70.00	£94.70
Total Monthly Costs	£629.25	£653.95
Monthly Net Income	£70.75	£293.05
Annual Net Income	£849.00	£3,516.60
Net Return	1.99%	8.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,622.60**
Adjusted To

Net Return **3.80%**

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

Annual Net Income **£1,698.60**
Adjusted To

Net Return **3.98%**

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 £150,000.



£150,000

3 bedroom maisonette for sale

+ Add to report

Bushwood Court, Birmingham, B29

NO LONGER ADVERTISED

Marketed from 20 Jan 2025 to 25 Feb 2025 (35 days) by Oakmans Estate Agents, Birmingham

EPC Rating C | Duplex Style Maisonette | Ideal For Investors | Lease Extension Upon Completion | ...



£140,000

3 bedroom apartment for sale

+ Add to report

Broughton Crescent, Birmingham, West Midlands, B31

CURRENTLY ADVERTISED

Marketed from 26 Jun 2025 by Oakmans Estate Agents, Northfield

****Three Bedroom Duplex Apartment - No Chain**** Call Oakmans today to view this great investment op...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom flat

+ Add to report

Ellerside Grove, BIRMINGHAM

CURRENTLY ADVERTISED

LET AGREED

Marketed from 14 Aug 2025 by Connells Lettings, Kings Heath

AVAILABLE END OF AUGUST | THREE BEDROOMS | WALKING DISTANCE TO NORTHFIELD TRAIN STATION | EPC R...



£950 pcm

3 bedroom flat

+ Add to report

Watford Road, Cotteridge, Birmingham, B30

CURRENTLY ADVERTISED

LET AGREED

Marketed from 14 Aug 2025 by Leaders Lettings, Kings Norton

Available Now | Three Bedrooms | Fantastic Location | Close To Transport Links | Fitted Kitchen |...

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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