

LET PROPERTY PACK

INVESTMENT INFORMATION

Holliday Street,
Birmingham, B1

221513271

 www.letproperty.co.uk





Property Description

Our latest listing is in Holliday Street, Birmingham, B1

Get instant cash flow of **£875** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£908** which would provide the investor a Gross Yield of **6.5%** 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...



Holliday Street,
Birmingham, B1

221513271



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £293.00 PM

Ground Rent: £17.00 PM

Lease Length: 101 years

Current Rent: £875

Market Rent: £908

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £168,000.00 and borrowing of £126,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 168,000.00

25% Deposit	£42,000.00
SDLT Charge	£9,260
Legal Fees	£1,000.00
Total Investment	£52,260.00

Projected Investment Return



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

£ 908



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



Returns Based on Rental Income	£875	£908
Mortgage Payments on £126,000.00 @ 5%	£525.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£293.00	
Ground Rent	£17.00	
Letting Fees	£87.50	£90.80
Total Monthly Costs	£937.50	£940.80
Monthly Net Income	-£62.50	-£32.80
Annual Net Income	-£750.00	-£393.60
Net Return	-1.44%	-0.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£2,209.60**
Adjusted To

Net Return **-4.23%**

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

Annual Net Income **-£2,709.60**
Adjusted To

Net Return **-5.18%**

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

1 bedroom flat for sale

Holliday Street, Birmingham

CURRENTLY ADVERTISED

Marketed from 28 Feb 2025 by Innovate Estate Agents, Oldbury

+ Add to report



£140,000

1 bedroom flat for sale

Centenary Plaza, 18 Holliday Street, Birmingham, West Midlands, B1

NO LONGER ADVERTISED

Marketed from 18 Apr 2023 to 17 Aug 2023 (121 days) by John Shepherd, Birmingham

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

1 bedroom flat

+ Add to report

Centenary Plaza, 18 Holliday Street, Birmingham, B1 1TW

NO LONGER ADVERTISED

Marketed from 12 Dec 2019 to 2 Jul 2024 (1664 days) by Zuker Property Ltd, Birmingham



£1,100 pcm

1 bedroom apartment

+ Add to report

Centenary Plaza, 18 Holliday Street, Birmingham, B1 1TW

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jan 2025 to 21 Mar 2025 (57 days) by YL Sales and Lettings, Birmingham

Current Tenant Profile



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: **3 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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