

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Park Works, 262 Bradford  
Street, B12

227070186

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





## Property Description

Our latest listing is in Park Works, 262 Bradford Street, B12

This property has a potential to rent for **£1,140.00** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



Park Works, 262 Bradford Street, B12

227070186



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Well maintained**

**Ideally situated for local amenities**

**Factor Fees: £239.53 PM**

**Ground Rent: £16.00 PM**

**Lease Length: 123 Years**

**Current Rent: VACANT**

**Market Rent: £1,140.00 PM**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £126,500.00 and borrowing of £94,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 126,500.00

|                         |                   |
|-------------------------|-------------------|
| 25% Deposit             | <b>£31,625.00</b> |
| SDLT Charge             | <b>£6,355</b>     |
| Legal Fees              | <b>£1,000.00</b>  |
| <b>Total Investment</b> | <b>£38,980.00</b> |

# Projected Investment Return



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



|                                       |                  |
|---------------------------------------|------------------|
| <b>Returns Based on Rental Income</b> | <b>£1,140.00</b> |
| Mortgage Payments on £94,875.00 @ 5%  | <b>£395.31</b>   |
| Est. Building Cover (Insurance)       | <b>£15.00</b>    |
| Approx. Factor Fees                   | <b>£239.53</b>   |
| Ground Rent                           | <b>£16.00</b>    |
| Letting Fees                          | <b>£114.00</b>   |
| <b>Total Monthly Costs</b>            | <b>£779.84</b>   |
| <b>Monthly Net Income</b>             | <b>£360.16</b>   |
| <b>Annual Net Income</b>              | <b>£4,321.89</b> |
| <b>Net Return</b>                     | <b>11.09%</b>    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,041.89**  
Adjusted To

Net Return                      **5.24%**

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

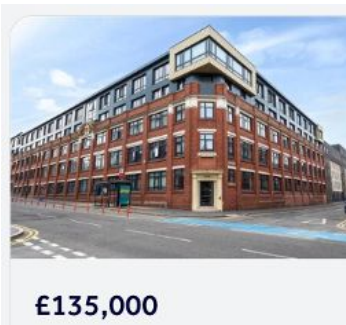
Annual Net Income      **£2,616.39**  
Adjusted To

Net Return                      **6.71%**

# 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 £135,000.



## 1 bedroom apartment for sale

+ Add to re

Fabrick Square, Lombard Street, Birmingham

CURRENTLY ADVERTISED

Marketed from 17 Mar 2022 by Vision Properties, Solihull



## 1 bedroom apartment for sale

+ Add to re

Fabrick Square, Lombard Street, Birmingham, B12

CURRENTLY ADVERTISED

Marketed from 24 Feb 2026 by Avery Residential, London

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

## 1 bedroom apartment

+ Add to

LOFT STYLE PENTHOUSE- Bradford Street, Birmingham, B12

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jan 2026 to 12 Feb 2026 (40 days) by Swift Property, Birmingham



£1,275 pcm

## 1 bedroom flat

+ Add to

Flat 338, Hairpin House, 230 Bradford Street, Birmingham, B12






NO LONGER ADVERTISED

Marketed from 15 Sep 2025 to 18 Sep 2025 (3 days) by ila, Hairpin House

# 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: **No**
-  Current term of tenancy: **No**
-  Standard Tenancy Agreement In Place: **No**
-  Payment history: **No**
-  Fully compliant tenancy: **No**  
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.



**LETPROPERTY**