



Gravelly Lane

BIRMINGHAM

Freehold investment property with guaranteed rental income, strong yield and secure long term lease.

ASKING PRICE

£350,000

Freehold / chain free

£37,440

Guaranteed rental income
pa

10.7%

Approx. gross yield

5 years

New FRI lease

Six

En suite bedrooms

Supported accommodation investment

Fully refurbished throughout

Freehold / chain free

THE OPPORTUNITY

Investment overview

Property Pro are pleased to present this fully refurbished freehold investment property currently operating as supported accommodation. The property comprises six en suite bedrooms arranged over two floors, together with a generous communal kitchen and dining area, creating a practical layout finished to a high standard.

Upon completion, the purchaser will benefit from a new five year Full Repairing and Insuring (FRI) lease with an established Birmingham based supported accommodation provider.

The property generates a guaranteed rental income of £37,440 per annum, offering a genuine hands off investment opportunity with long-term income security.

ERDINGTON

Location

The property is situated on Gravelly Lane in Erdington, one of Birmingham's established residential locations with strong and consistent rental demand. Erdington High Street, local supermarkets, healthcare facilities and everyday amenities are all within easy reach.

Excellent transport links include nearby Erdington and Gravelly Hill railway stations, together with convenient access to the A38(M), M6 and Birmingham Ring Road, providing direct routes into Birmingham City Centre and the wider West Midlands.

Investment summary

GUARANTEED RENTAL INCOME
£37,440 per annum

APPROX. GROSS YIELD
10.7% at asking price

LEASE
New 5 year FRI lease upon completion

TENANT
Established Birmingham supported accommodation provider

TENANT RESPONSIBLE FOR
Council tax
Utility bills
General internal repairs & maintenance

RENT REVIEWS
None during lease term

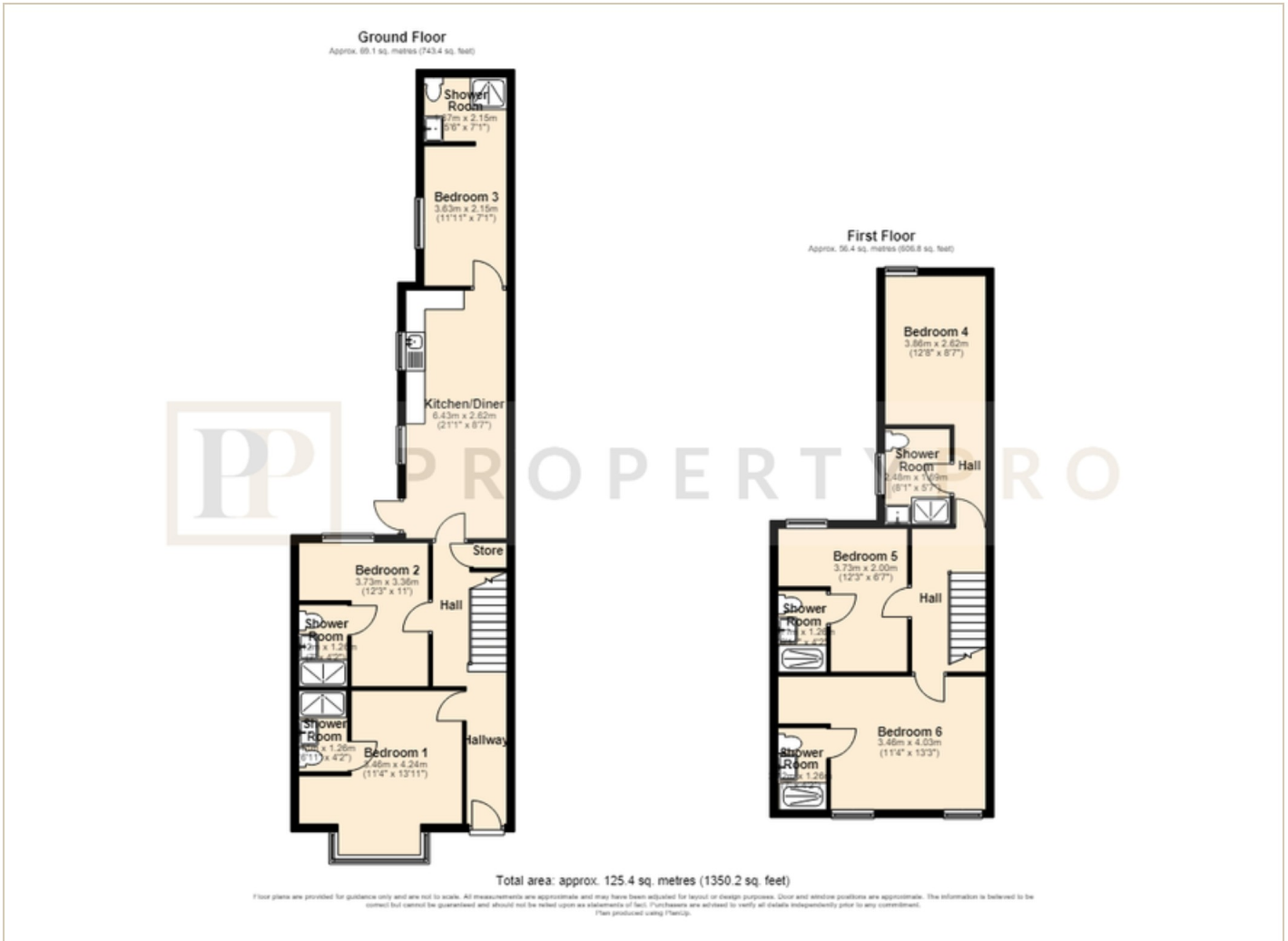
BREAK CLAUSES
None



Communal kitchen and dining area

ARRANGED OVER TWO FLOORS

Floorplan



En suite bedroom



En suite bedroom

KEY INFORMATION

Further details

TENURE / PRICE

The property is offered freehold and chain free at an asking price of £350,000. Upon completion, a new five-year Full Repairing and Insuring (FRI) lease will be granted, providing a guaranteed rental income of £37,440 per annum.

EPC

D

COUNCIL TAX

B

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

SERVICES

We understand that mains water, electricity, gas and drainage are connected. Purchasers should satisfy themselves as to the condition and suitability of all services.

AML

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.



VIEWINGS

Strictly by prior appointment with sole agents, Property Pro.

CONTACT

Idrees Mohammed

0121 240 4444

info@propertyprouk.com

The information contained within this brochure is provided for general guidance only and does not form part of any offer or contract. All descriptions, dimensions, references to condition and permissions, and any other details are given in good faith but should not be relied upon as statements of fact. Prospective purchasers or occupiers must satisfy themselves, by inspection or otherwise, as to the accuracy of the information provided. No employee of Property Pro has authority to make or give any representation or warranty in relation to this property. All prices quoted are exclusive of VAT unless stated otherwise.