

LET PROPERTY PACK

INVESTMENT INFORMATION

Pope Street, Birmingham,
B1

224941667

 www.letproperty.co.uk





Property Description

Our latest listing is in Pope Street, Birmingham, B1

Get instant cash flow of **£900** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£1,079** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Pope Street, Birmingham,
B1

224941667



Property Key Features

1 Bedroom

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £123.75 pm

Ground Rent: £29.17 pm

Lease Length: 142 years

Current Rent: £900

Market Rent: £1,079

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 155,000.00

SDLT Charge	£8,350
Legal Fees	£1,000
Total Investment	£164,350

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,079



Returns Based on Rental Income	£900	£1,079
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£123.75	
Ground Rent	£29.17	
Letting Fees	£90.00	£107.90
Total Monthly Costs	£257.92	£275.82
Monthly Net Income	£642.08	£803.18
Annual Net Income	£7,705.01	£9,638.21
Net Return	4.69%	5.86%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£7,480**
Adjusted To

Net Return **4.55%**



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 £170,000.



£170,000

1 bedroom apartment for sale

Westgate, 10 Arthur Place, Jewellery Quarter

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Mar 2022 to 24 Nov 2022 (266 days) by Centrick, Birmingham



£165,000

1 bedroom apartment for sale

Kettleworks, Pope Street, Jewellery Quarter, B1

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Apr 2021 to 8 Oct 2021 (163 days) by Martin & Co, Birmingham City



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property Management**.



£1,750 pcm

1 bedroom flat

Camden Street, Birmingham, B1

NO LONGER ADVERTISED

Marketed from 13 Dec 2025 to 14 Feb 2026 (62 days) by OpenRent, London



£1,300 pcm

1 bedroom flat

Camden Street, Birmingham, West Midlands, B1

CURRENTLY ADVERTISED

Marketed from 30 Apr 2026 by John Shepherd 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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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Pope Street, Birmingham, B1

PROPERTY ID: 224941667

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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