

LET PROPERTY PACK

INVESTMENT INFORMATION

Collings House, Huntly
Road, Birmingham, B16

229636723

 www.letproperty.co.uk





Property Description

Our latest listing is in Collings House, Huntly Road, Birmingham, B16

Get instant cash flow of **£900** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£1,349** which would provide the investor a Gross Yield of **13.5%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Collings House, Huntly
Road, Birmingham, B16

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £108.00 pm

Ground Rent: £0.83 pm

Lease Length: 120 years

Current Rent: £900

Market Rent: £1,349

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 120,000.00

SDLT Charge

£6,000

Legal Fees

£1,000

Total Investment

£127,000

Outlay figures based on assumed cash purchase of 120,000.

Projected Investment Return



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

£ 1,349



Returns Based on Rental Income	£900	£1,349
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£108.00	
Ground Rent	£0.83	
Letting Fees	£90.00	£134.90
Total Monthly Costs	£213.83	£258.73
Monthly Net Income	£686.17	£1,090.27
Annual Net Income	£8,234.04	£13,083.24
Net Return	6.48%	10.30%

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 **£10,385**
Adjusted To

Net Return **8.18%**



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 £135,000.



£135,000

2 bedroom apartment for sale

Broad Street, St. Martins Place, B15

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Feb 2025 to 29 Sep 2025 (220 days) by Empire Sales & Lettings (GA PRINCIPAL BRANCH), Birmingham

+ Add to report



£130,000

2 bedroom flat for sale

Bradbeer House, Francis Road, Edgbaston, B16

CURRENTLY ADVERTISED

Marketed from 16 Sep 2026 by Martin & Co, Harborne

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,780 based on the analysis carried out by our letting team at **Let Property Management**.



£1,780 pcm

2 bedroom apartment

Loudon's Yard, 2 Inkwell Place Birmingham B16

NO LONGER ADVERTISED

Marketed from 19 Oct 2026 to 22 Oct 2026 (2 days) by Hamptons, Build to Rent



£1,740 pcm

2 bedroom apartment

Aspen, Inkwell Place, Birmingham

CURRENTLY ADVERTISED

Marketed from 26 Oct 2026 by Moda, Loudon's Yard

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: **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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Collings House, Huntly Road, Birmingham,
B16

PROPERTY ID: 229636723

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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