

LET PROPERTY PACK

INVESTMENT INFORMATION

Bournville Lane,
Birmingham, B30 2BZ

224439291

 www.letproperty.co.uk





Property Description

Our latest listing is in Bournville Lane, Birmingham, B30 2BZ

Get instant cash flow of **£1,045** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£1,150** 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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £116

Ground Rent: £29

Lease Length: 139 years

Current Rent: £1,045

Market Rent: £1,150

Lounge



Kitchen



Bathroom



Bedroom



Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit	£41,250.00
SDLT Charge	£9,050
Legal Fees	£1,000.00
Total Investment	£51,300.00

Projected Investment Return



The monthly rent of this property is currently set at £1,045.00 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,045.00	£1,150.00
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£116.00	
Ground Rent	£29.00	
Letting Fees	£104.50	£115.00
Total Monthly Costs	£780.13	£790.63
Monthly Net Income	£264.88	£359.38
Annual Net Income	£3,178.50	£4,312.50
Net Return	6.20%	8.41%

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 **£2,012.50**
Adjusted To

Net Return **3.92%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£2,185.50**
Adjusted To

Net Return **4.26%**

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

The Franklin, Bournville, Birmingham

CURRENTLY ADVERTISED

Marketed from 6 Feb 2026 by Rice Chamberlains LLP, Bournville

+ Add to report



£165,000

1 bedroom apartment for sale

The Franklin, Bournville Lane, Bournville, Birmingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Apr 2025 to 4 Jun 2025 (63 days) by Rice Chamberlains LLP, Bournville

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

1 bedroom flat

+ Add to report

1403-1407 Pershore Road, Stirchley, Birmingham

CURRENTLY ADVERTISED

Marketed from 23 May 2025 by Direct Housing, Birmingham



£997 pcm

1 bedroom property

+ Add to report

Mary Vale Road, Birmingham

NO LONGER ADVERTISED

Marketed from 28 Feb 2025 to 5 Mar 2025 (5 days) by Direct Housing, 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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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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