

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Charles Edward Road,  
Birmingham, B26 1BU

219296335

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





## Property Description

Our latest listing is in Charles Edward Road, Birmingham, B26 1BU

Get instant cash flow of **£875** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.8%** 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...**



Charles Edward Road,  
Birmingham, B26 1BU

219296335



## Property Key Features

**1 bedroom**

**1 bathroom**

**Open-Plan Lounge and Kitchen**

**Well Equipped Kitchen**

**Factor Fees: £82.50 PM**

**Ground Rent: TBC**

**Lease Length: 245 years**

**Current Rent: £875**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £176,000.00 and borrowing of £132,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 176,000.00

25% Deposit	£44,000.00
SDLT Charge	£9,820
Legal Fees	£1,000.00
Total Investment	£54,820.00

# Projected Investment Return



The monthly rent of this property is currently set at £875.00 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£875.00	£1,150.00
Mortgage Payments on £132,000.00 @ 5%	£550.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£82.50	
Ground Rent	TBC	
Letting Fees	£87.50	£115.00
<b>Total Monthly Costs</b>	<b>£735.00</b>	<b>£762.50</b>
<b>Monthly Net Income</b>	<b>£140.00</b>	<b>£387.50</b>
<b>Annual Net Income</b>	<b>£1,680.00</b>	<b>£4,650.00</b>
<b>Net Return</b>	<b>3.06%</b>	<b>8.48%</b>

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      **£2,350.00**  
Adjusted To

Net Return                      **4.29%**

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

Annual Net Income      **£2,010.00**  
Adjusted To

Net Return                      **3.67%**

# 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 £190,000.



EMPIRE

**£190,000**

The image shows a modern, multi-story residential building with a mix of white and brown facade. There are several cars parked in front of the building. The word 'EMPIRE' is written in red in the bottom left corner of the photo.

## 1 bedroom ground floor flat for sale

+ Add to report

Swan Courtyard, 2 Charles Edward Road, B26 1BU

NO LONGER ADVERTISED SOLD STC

Marketed from 18 Apr 2024 to 18 Apr 2024 by Empire Sales & Lettings (GA PRINCIPAL BRANCH), Birmingham



**£190,000**

The image shows a courtyard area with a paved walkway, some greenery, and a building in the background. The building has a similar architectural style to the first property.

## 1 bedroom apartment for sale

+ Add to report

Swan Courtyard, Charles Edward Road, Birmingham

NO LONGER ADVERTISED

Marketed from 16 Nov 2023 to 30 Apr 2024 (165 days) by Shipways, Castle Bromwich

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 1 bedroom flat

+ Add to report

Swan Courtyard, Yardley, B26

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2025 to 21 Jul 2025 (38 days) by Dixons Lettings, Yardley



£990 pcm

## 1 bedroom apartment

+ Add to report

Charles Edward Road, Birmingham, West Midlands, B26

NO LONGER ADVERTISED

Marketed from 27 Mar 2024 to 16 Apr 2024 (19 days) by Davidson Estates, Edgbaston - HQ

# 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.



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

Charles Edward Road, Birmingham, B26  
1BU

219296335

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**