

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Works, 262 Bradford
Street, B12

227070173

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Works, 262 Bradford Street, B12

This property has a potential to rent for **£1,172.00** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Park Works, 262 Bradford Street, B12

227070173



Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

Ideally situated for local amenities

Factor Fees: £276.72 PM

Ground Rent: £20.83 PM

Lease Length: 123 Years

Current Rent: VACANT

Market Rent: £1,172.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £218,500.00 and borrowing of £163,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 218,500.00

25% Deposit	£54,625.00
SDLT Charge	£12,795
Legal Fees	£1,000.00
Total Investment	£68,420.00

Projected Investment Return



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



Returns Based on Rental Income	£1,172.00
Mortgage Payments on £163,875.00 @ 5%	£682.81
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£276.72
Ground Rent	£20.83
Letting Fees	£117.20
Total Monthly Costs	£1,112.56
Monthly Net Income	£59.44
Annual Net Income	£713.25
Net Return	1.04%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,630.75**

Net Return **-2.38%**

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

Annual Net Income Adjusted To **-£2,314.29**

Net Return **-3.38%**

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 £230,000.



£230,000

2 bedroom apartment for sale

Bradford Street, Birmingham

CURRENTLY ADVERTISED

Marketed from 11 Mar 2026 by Connells, Birmingham City

+ Add to re



£225,000

2 bedroom apartment for sale

Bradford Street, Birmingham

NO LONGER ADVERTISED

Marketed from 7 Jul 2025 to 30 Jul 2025 (22 days) by Re/Max Elite, Walsall

+ Add to rep

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

2 bedroom flat

+ Add to re

Burj Digbeth, 25 Green Street, B12

NO LONGER ADVERTISED

Marketed from 6 Mar 2025 to 21 Oct 2025 (228 days) by Ustay Global, Manchester



£1,525 pcm

2 bedroom flat

+ Add to rep

Flat 704, Hairpin House, 230 Bradford Street, Birmingham, B12






NO LONGER ADVERTISED

Marketed from 26 Sep 2025 to 30 Sep 2025 (4 days) by ila, Hairpin House

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: **No**
-  Current term of tenancy: **No**
-  Standard Tenancy Agreement In Place: **No**
-  Payment history: **No**
-  Fully compliant tenancy: **No**
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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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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