

# LET PROPERTY PACK

## INVESTMENT INFORMATION

City Heights, 82 Old Snow  
Hill, Birmingham, B4

227068307

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





## Property Description

Our latest listing is in City Heights, 82 Old Snow Hill, Birmingham, B4

Get instant cash flow of **£900** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,313** which would provide the investor a Gross Yield of **10.5%** 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...**



City Heights, 82 Old Snow Hill, Birmingham, B4

227068307



## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: £225.00 PM**

**Ground Rent: TBC**

**Lease Length: 97 Years**

**Current Rent: £900**

**Market Rent: £1,313**

# Lounge



# Kitchen



# Bedrooms



# Exterior



# Initial Outlay



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

## ASSUMED PURCHASE PRICE

£ 150,000

SDLT Charge £8,000

Legal Fees £1,000

Total Investment £159,000

# Projected Investment Return



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

£ 1,313

| Returns Based on Rental Income  | £900      | £1,313     |
|---------------------------------|-----------|------------|
| Est. Building Cover (Insurance) | £15.00    |            |
| Approx. Factor Fees             | £225.00   |            |
| Ground Rent                     | TBC       |            |
| Letting Fees                    | £90.00    | £131.30    |
| Total Monthly Costs             | £330.00   | £371.30    |
| Monthly Net Income              | £570.00   | £941.70    |
| Annual Net Income               | £6,840.00 | £11,300.40 |
| Net Return                      | 4.30%     | 7.11%      |

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      **£8,674**  
Adjusted To

Net Return                      **5.46%**

# 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 £215,000.



£215,000

## 2 bedroom flat for sale

Water Street Court, Birmingham, B3

CURRENTLY ADVERTISED

Marketed from 28 May 2025 by Belvoir, Birmingham Central

+ Add to report



£210,000

## 2 bedroom apartment for sale

Water Street, Birmingham

CURRENTLY ADVERTISED

Marketed from 25 Nov 2025 by Connells, Birmingham City

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.

|                                                                                                     |                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>£1,500 pcm</p> | <p><b>2 bedroom apartment</b></p> <p>Shadwell Street, Birmingham City Centre, B4 6LP</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 11 Feb 2026 to 10 Jun 2026 (118 days) by Angel Estates, Birmingham</p> <p>+ Add to report</p> |
|  <p>£1,495 pcm</p> | <p><b>2 bedroom apartment</b></p> <p>Shadwell Street, Birmingham, B4</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 1 Jul 2026 by Profectus Estates, Birmingham</p> <p>+ Add to report</p>                                                   |

# 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.



City Heights, 82 Old Snow Hill,  
Birmingham, B4

PROPERTY ID: 12345678



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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.



**LETPROPERTY**