

LET PROPERTY PACK

INVESTMENT INFORMATION

Moseley Road,
Birmingham, B12

216951334

 www.letproperty.co.uk





Property Description

Our latest listing is in Moseley Road, Birmingham, B12

This property has a potential to rent for **£1,005** which would provide the investor a Gross Yield of **8.6%** 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 Rooms

Easy access to local amenities

Factor Fees: £66.67 pm

Ground Rent: £33.33 pm

Lease Length: 104 years

Market Rent: £1,005

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £141,000.00 and borrowing of £105,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 141,000.00

| | |
|------------------|------------|
| 25% Deposit | £35,250.00 |
| SDLT Charge | £7,370 |
| Legal Fees | £1,000.00 |
| Total Investment | £43,620.00 |

Projected Investment Return



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



| | |
|---------------------------------------|------------------|
| Returns Based on Rental Income | £1,005 |
| Mortgage Payments on £105,750.00 @ 5% | £440.63 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £66.67 |
| Ground Rent | £33.33 |
| Letting Fees | £100.50 |
| Total Monthly Costs | £656.12 |
| Monthly Net Income | £348.88 |
| Annual Net Income | £4,186.50 |
| Net Return | 9.60% |

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£2,176.50**

Net Return **4.99%**

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

Annual Net Income Adjusted To **£2,471.50**

Net Return **5.67%**

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 £139,950.



£139,950

1 bedroom apartment for sale

+ Add to report

Avoca Court, Irish Quarter

NO LONGER ADVERTISED

Marketed from 23 Mar 2018 to 28 May 2020 (796 days) by Asset Residential, Birmingham



£138,950

1 bedroom apartment for sale

+ Add to report

Moseley Road, Birmingham

NO LONGER ADVERTISED

Marketed from 19 May 2023 to 23 Mar 2026 (1039 days) by TKI Residential, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

1 bedroom apartment

+ Add to report

LOFT STYLE PENTHOUSE- Bradford Street, Birmingham, B12

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jan 2026 to 12 Feb 2026 (40 days) by Swift Property, Birmingham



£1,275 pcm

1 bedroom flat

+ Add to report

Flat 529, Hairpin House, 230 Bradford Street, Birmingham, B12





NO LONGER ADVERTISED

Marketed from 10 Jan 2025 to 13 Jan 2025 (3 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.

