

LET PROPERTY PACK

INVESTMENT INFORMATION

Sherbone Street,
Birmingham, B16

228515146

 www.letproperty.co.uk





Property Description

Our latest listing is in Sherbone Street, Birmingham, B16

Get instant cash flow of **£800** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£807** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Sherbone Street,
Birmingham, B16

228515146



Property Key Features

Studio Flat

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £150.00 PM

Ground Rent: £12.50 PM

Lease Length: 106 Years

Current Rent: £800

Market Rent: £807

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

Projected Investment Return



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



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 807

Returns Based on Rental Income	£800	£807
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£12.50	
Letting Fees	£80.00	£80.70
Total Monthly Costs	£570.00	£570.70
Monthly Net Income	£230.00	£236.30
Annual Net Income	£2,760.00	£2,835.60
Net Return	8.90%	9.15%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,221.60**
Adjusted To

Net Return **3.94%**

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

Annual Net Income **£1,485.60**
Adjusted To

Net Return **4.79%**

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 £150,000.



£150,000

1 bedroom flat for sale

Sherborne Street, Birmingham

NO LONGER ADVERTISED

Marketed from 11 Apr 2024 to 28 May 2026 (776 days) by Connells, Birmingham City

+ Add to report



£135,000

1 bedroom flat for sale

Sherborne Street, Birmingham, West Midlands, B16

CURRENTLY ADVERTISED

Marketed from 10 Feb 2026 by Dixons, Birmingham City Centre

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom apartment

+ Add to report

58 Sherborne Street, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 May 2026 to 29 Jun 2026 (54 days) by Abode Residential Ltd, Solihull



£925 pcm

1 bedroom flat

+ Add to report

Sherborne Street, Birmingham, B16

NO LONGER ADVERTISED

Marketed from 3 Jul 2026 to 1 Aug 2026 (28 days) by OpenRent, London

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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