

LET PROPERTY PACK

INVESTMENT INFORMATION

Norfolk House, 71 Baldwin
Road, Birmingham, B30

226502279

 www.letproperty.co.uk





Property Description

Our latest listing is in Norfolk House, 71 Baldwin Road, Birmingham, B30

Get instant cash flow of **£775** per calendar month with a **10.9%** Gross Yield for investors.

This property has a potential to rent for **£984** which would provide the investor a Gross Yield of **13.9%** 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...



Norfolk House, 71 Baldwin
Road, Birmingham, B30

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £90.00 PM

Ground Rent: £15.00 PM

Lease Length: 59 Years

Current Rent: £775

Market Rent: £984

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 85,000

SDLT Charge	£4,250
Legal Fees	£1,000
Total Investment	£90,250

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 984

Returns Based on Rental Income	£775	£984
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£90.00	
Ground Rent	£15.00	
Letting Fees	£77.50	£98.40
Total Monthly Costs	£197.50	£218.40
Monthly Net Income	£577.50	£765.60
Annual Net Income	£6,930.00	£9,187.20
Net Return	7.68%	10.18%

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 **£7,219**
Adjusted To

Net Return **8.00%**



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 £120,000.



£120,000

1 bedroom flat for sale

St. Nicolas Gardens, Awdry Court, B38

CURRENTLY ADVERTISED

Marketed from 21 Jan 2026 by Arden Estates, Bromsgrove

+ Add to report



£115,000

1 bedroom flat for sale

Baldwin Road, Birmingham, West Midlands, B30

NO LONGER ADVERTISED SOLD STC

Marketed from 22 Jul 2025 to 26 Mar 2026 (246 days) by Dixons, Kings Norton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

1 bedroom flat

1403-1407 Pershore Road, Stirchley, Birmingham

CURRENTLY ADVERTISED

Marketed from 23 May 2025 by Direct Housing, Birmingham

+ Add to report



£1,150 pcm

1 bedroom flat

S4 U 71 Raddlebarn Road, Selly Oak, West Midlands, B29

CURRENTLY ADVERTISED

Marketed from 19 Jan 2026 by PURPLE FROG ASSET MANAGEMENT LIMITED, Selly Oak

+ Add to report


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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Birmingham, B30

PROPERTY ID: 12345678

 www.letproperty.co.uk

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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