LET PROPERTY PACK

INVESTMENT INFORMATION

Old Snow Hill,
Birmingham, B4

227068307

www.letproperty.co.uk

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Property Description

Our latest listing is in Old Snow Hill, Birmingham, B4

Get instant cash flow of **£1,100** per calendar month with a **8.8%** 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...

Old Snow Hill,
Birmingham, B4

227068307

Property Key Features

2 Bedrooms

2 Bathroom

Spacious Rooms

Fitted Kitchen

Factor Fees: £225.00 pm

Ground Rent: TBC

Lease Length: 97 years

Current Rent: £1,100

Market Rent: £1,313

Lounge

Kitchen

Bedrooms

Bathroom

Exterior

Initial Outlay

ASSUMED PURCHASE PRICE

£ 150,000

SDLT Charge	**£8,000**
Legal Fees	**£1,000**
Total Investment	**£159,000**

Outlay figures based on assumed cash purchase of 150,000.

Projected Investment Return

The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is £ 1,313

Returns Based on Rental Income	£1,100	£1,313
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£225.00	
Ground Rent	TBC	
Letting Fees	£110.00	£131.30
Total Monthly Costs	£350.00	£371.30
Monthly Net Income	£750.00	£941.70
Annual Net Income	£9,000.00	£11,300.40
Net Return	5.66%	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 Adjusted To	**£8,674**
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.

2 bedroom flat for sale

+ Add to report

Water Street Court, Birmingham, B3

CURRENTLY ADVERTISED

Marketed from 28 May 2025 by Belvoir, Birmingham Central

£215,000

2 bedroom apartment for sale

+ Add to report

Water Street, Birmingham

CURRENTLY ADVERTISED

Marketed from 25 Nov 2025 by Connells, Birmingham City

£210,000

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**.

2 bedroom apartment

+ Add to report

Shadwell Street, Birmingham City Centre, B4 6LP

NO LONGER ADVERTISED | LET AGREED

Marketed from 11 Feb 2026 to 10 Jun 2026 (118 days) by Angel Estates, Birmingham

£1,500 pcm

2 bedroom apartment

+ Add to report

Shadwell Street, Birmingham, B4

CURRENTLY ADVERTISED

Marketed from 1 Jul 2026 by Profectus Estates, Birmingham

£1,495 pcm

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: **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.

www.letproperty.co.uk

Old Snow Hill, Birmingham, B4

PROPERTY ID: 227068307

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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