

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lee Bank Middleway,  
Birmingham, B15

226799877

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





## Property Description

Our latest listing is in Lee Bank Middleway, Birmingham, B15

Get instant cash flow of **£950** per calendar month with a **4.1%** Gross Yield for investors.

This property has a potential to rent for **£1,539** which would provide the investor a Gross Yield of **6.7%** 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...**



Lee Bank Middleway,  
Birmingham, B15

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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: £337.82 pm**

**Ground Rent: £8.33 pm**

**Lease Length: 128 years**

**Current Rent: £950**

**Market Rent: £1,539**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 275,000.00

SDLT Charge	£17,500
Legal Fees	£1,000
Total Investment	£293,500

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,539



Returns Based on Rental Income	£950	£1,539
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£337.82	
Ground Rent	£8.33	
Letting Fees	£95.00	£153.90
<b>Total Monthly Costs</b>	<b>£456.15</b>	<b>£515.05</b>
<b>Monthly Net Income</b>	<b>£493.86</b>	<b>£1,023.96</b>
<b>Annual Net Income</b>	<b>£5,926.26</b>	<b>£12,287.46</b>
<b>Net Return</b>	<b>2.02%</b>	<b>4.19%</b>

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      **£9,209**  
Adjusted To

Net Return                      **3.14%**

# 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 £170,000.



## 2 bedroom apartment for sale

Cregoe Street, Birmingham, West Midlands, B15

NO LONGER ADVERTISED

Marketed from 29 Apr 2025 to 17 Sep 2025 (140 days) by A P Morgan, Shirley



## 2 bedroom flat for sale

Communication Row, Birmingham, B15

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Oct 2025 by Whoobid, Dorset

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,500 based on the analysis carried out by our letting team at **Let Property Management**.



£3,500 pcm

2 bedroom penthouse

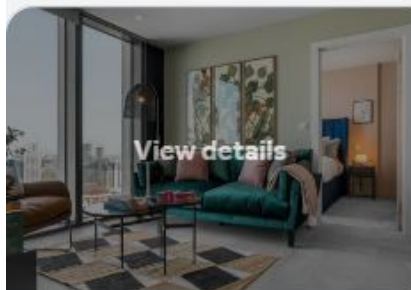
+ Ad

Broad Street, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Apr 2026 to 1 May 2026 (3 days) by Accord Lets, Birmingham



£3,250 pcm

2 bedroom penthouse

+ Ad

The Mercian, 218 Broad Street Birmingham B15

NO LONGER ADVERTISED

Marketed from 30 Apr 2026 to 7 May 2026 (7 days) by Hamptons, Build to Rent


# 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.



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

Lee Bank Middleway, Birmingham, B15

PROPERTY ID: 226799877

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**