

LET PROPERTY PACK

INVESTMENT INFORMATION

65 Shadwell Street,
Birmingham B4

228441348

 www.letproperty.co.uk





Property Description

Our latest listing is in 65 Shadwell Street, Birmingham B4

This property has a potential to rent for **£1,662** which would provide the investor a Gross Yield of **8.3%** 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

**Close proximity to valuable
amenities**

Factor Fees: £265.00 PM

Ground Rent: £17.75 PM

Lease Length: 242 years

Market Rent: £1,662

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £240,000.00 and borrowing of £180,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 240,000.00

25% Deposit	£60,000.00
SDLT Charge	£14,300
Legal Fees	£1,000.00
Total Investment	£75,300.00

Projected Investment Return



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



The potential monthly rent of this property is currently set at £1,662 per calendar month

Returns Based on Rental Income	£1,662
Mortgage Payments on £180,000.00 @ 5%	£750.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£265.00
Ground Rent	£17.75
Letting Fees	£166.20
Total Monthly Costs	£1,213.95
Monthly Net Income	£448.05
Annual Net Income	£5,376.60
Net Return	7.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,052.60**
Adjusted To

Net Return **2.73%**

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

Annual Net Income **£1,989.60**
Adjusted To

Net Return **2.64%**

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 £246,950.



1 bedroom apartment for sale

+ Add to report

B4 Luxury Apartments, Birmingham

NO LONGER ADVERTISED

Marketed from 25 Feb 2023 to 28 Feb 2023 (2 days) by RW Invest, Liverpool



1 bedroom apartment for sale

+ Add to report

The Regent, Snow Hill Wharf, Shadwell Street, Birmingham, B4

NO LONGER ADVERTISED

Marketed from 1 Sep 2021 to 22 Apr 2022 (233 days) by Ernest-Brooks International, Canary Wharf

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,662 based on the analysis carried out by our letting team at **Let Property Management**.



£1,670 pcm

1 bedroom apartment

Livery Street, Birmingham, B3

NO LONGER ADVERTISED

Marketed from 1 Aug 2026 to 4 Aug 2026 (3 days) by Moda Living, Makers Place

+ Add to report



£1,670 pcm

1 bedroom apartment

Livery Street, Birmingham, B3

NO LONGER ADVERTISED

Marketed from 24 Jul 2026 to 1 Aug 2026 (8 days) by Moda Living, Makers Place

+ 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:
None



Standard Tenancy Agreement In
Place: **None**



Fully compliant tenancy:
VACANT

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **VACANT**



Payment history:

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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