

LET PROPERTY PACK

INVESTMENT INFORMATION

Holliday Street,
Birmingham, B1

221903384

 www.letproperty.co.uk





Property Description

Our latest listing is in Holliday Street, Birmingham, B1

Get instant cash flow of **£900** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Holliday Street,
Birmingham, B1

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £160.00 PM

Ground Rent: £10.00 PM

Lease Length: 102 years

Current Rent: £900

Market Rent: £1,000

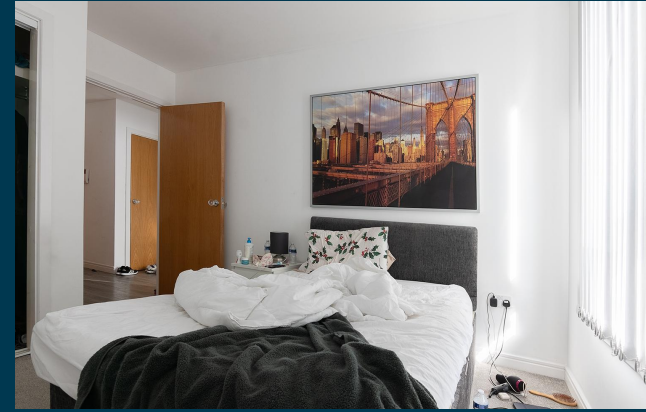
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £154,000.00 and borrowing of £115,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 154,000.00

25% Deposit	£38,500.00
SDLT Charge	£8,280
Legal Fees	£1,000.00
Total Investment	£47,780.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,000



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



Returns Based on Rental Income	£900	£1,000
Mortgage Payments on £115,500.00 @ 5%	£481.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£160.00	
Ground Rent	£10.00	
Letting Fees	£90.00	£100.00
Total Monthly Costs	£756.25	£766.25
Monthly Net Income	£143.75	£233.75
Annual Net Income	£1,725.00	£2,805.00
Net Return	3.61%	5.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£805.00**
Adjusted To

Net Return **1.68%**

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

Annual Net Income **£615.00**
Adjusted To

Net Return **1.29%**

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 £185,000.



£185,000

1 bedroom apartment for sale

+ Add to repor

Holliday Street, Birmingham

NO LONGER ADVERTISED

Marketed from 16 Sep 2020 to 23 Nov 2020 (67 days) by Barrows & Forrester, Birmingham



£180,000

1 bedroom apartment for sale

+ Add to report

Centenary Plaza, 18 Holliday Street, Birmingham, B1

NO LONGER ADVERTISED

Marketed from 22 Dec 2023 to 8 Mar 2024 (76 days) by Royal Estates, Birmingham

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 apartment

Holliday Street, Birmingham

NO LONGER ADVERTISED

Marketed from 22 Jul 2024 to 15 Aug 2024 (23 days) by CANDLIN & CO LTD, Walsall

+ Add to report



£1,125 pcm

1 bedroom apartment

Centenary Plaza, Holliday Street, B1 1TS

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Sep 2025 to 17 Oct 2025 (39 days) by FleetMilne, Birmingham

+ Add to report



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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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