

LET PROPERTY PACK

INVESTMENT INFORMATION

Ryland Street,
Birmingham, B16

227619206

 www.letproperty.co.uk





Property Description

Our latest listing is in Ryland Street, Birmingham, B16

Get instant cash flow of **£1,150** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£1,472** which would provide the investor a Gross Yield of **8.5%** 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...



Ryland Street,
Birmingham, B16

227619206



Property Key Features

2 bedrooms

2 bathrooms

Spacious Room

Easy access to local amenities

Factor Fees: £241.60 PM

Ground Rent: £12.50 PM

Lease Length: 103 years

Current Rent: £1,150

Market Rent: £1,472

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £207,000.

ASSUMED PURCHASE PRICE

£ 207,000

SDLT Charge £11,990

Legal Fees £1,000

Total Investment £219,990

Projected Investment Return



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



The monthly rent of this property is currently set at £1,150 per calendar month but the potential market rent is

£ 1,472

Returns Based on Rental Income	£1,150	£1,472
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£241.60	
Ground Rent	£12.50	
Letting Fees	£115.00	£147.20
Total Monthly Costs	£384.10	£416.30
Monthly Net Income	£765.90	£1,055.70
Annual Net Income	£9,190.80	£12,668.40
Net Return	4.18%	5.76%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£9,724**

Net Return **4.42%**

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 £300,000.



2 bedroom flat for sale

[+ Add to report](#)

Symphony Court, Birmingham, B16

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Aug 2023 to 22 Dec 2023 (142 days) by Dixons, Birmingham City Centre

£300,000



2 bedroom flat for sale

[+ Add to report](#)

Sheepcote Street, Birmingham, West Midlands, B16

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Oct 2024 to 3 Jun 2025 (227 days) by Dixons, Birmingham City Centre

£290,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

2 bedroom flat

[+ Add to report](#)

St Martin's Place, 169 Broad Street, Birmingham B15

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jun 2025 to 2 Sep 2025 (75 days) by Let UK Home, Covering London



£1,750 pcm

2 bedroom apartment

[+ Add to report](#)

Ryland Street, Birmingham, B15

NO LONGER ADVERTISED

Marketed from 13 Nov 2025 to 13 Nov 2025 by Cortland, Cortland Broad St

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.



Ryland Street, Birmingham, B16

PROPERTY ID: 227619206

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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