

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hagley Road Birmingham,  
B16 8JA

205872280

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





## Property Description

Our latest listing is in Hagley Road  
Birmingham, B16 8JA

Get instant cash flow of **£895** per calendar  
month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£1,200**  
which would provide the investor a Gross Yield  
of **8.2%** if the rent was increased to market  
rate.

**With a tenant currently situated, a space  
that has been kept in good condition and a  
rental income that ensures fantastic returns,  
this property will make for a rewarding  
addition to an investors portfolio.**

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



Hagley Road  
Birmingham, B16 8JA

205872280



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Three-Piece Bathroom**

**Easy Access to Local Amenities**

**Factor Fees and Ground Rent: £233 pm**

**Lease Length: 100 years**

**Current Rent: £895**

**Market Rent: £1,200**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 175,000.00

25% Deposit	£43,750.00
SDLT Charge	£9,750
Legal Fees	£1,000.00
Total Investment	£54,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £895 per calendar month but the potential market rent is

£1,200

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£895	£1,200
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees and Ground Rent	£233.00	
Letting Fees	£89.50	£120.00
Total Monthly Costs	£884.38	£914.88
Monthly Net Income	£10.63	£285.13
Annual Net Income	£127.50	£3,421.50
Net Return	0.23%	6.28%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,021.50**  
Adjusted To

Net Return                      **1.87%**

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

Annual Net Income      **£796.50**  
Adjusted To

Net Return                      **1.46%**

# 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 £189,950.



£189,950

## 2 bedroom apartment for sale

+ Add to report

Grosvenor Place, 65 Grosvenor Street West, B16 8HJ

CURRENTLY ADVERTISED

Marketed from 14 Jun 2023 by Asset Residential, Birmingham

A stunning spacious two bedroom apartment, that benefits from a fantastic location in the Conven...



£180,000

## 2 bedroom apartment for sale

+ Add to report

Regal Court, 72, Bishopsgate Street, Birmingham, B15 1EJ

NO LONGER ADVERTISED

Marketed from 9 Sep 2024 to 5 Mar 2025 (177 days) by yieldit, Manchester

Unmissable investment opportunity | Producing an excellent rental yield | Premium penthouse apart...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350pcm

## 2 bedroom apartment

+ Add to report

Broad Street, Birmingham, B15

NO LONGER ADVERTISED

Marketed from 8 Mar 2025 to 14 Apr 2025 (36 days) by Savills Lettings, Birmingham

Fully Furnished Apartment | Two Double Bedrooms | Two Bathrooms | Private Terrace | State-of-the-...



£1,330 pcm

## 2 bedroom flat

+ Add to report

Flat C12, Sherborne Place, Birmingham, B16

NO LONGER ADVERTISED

Marketed from 17 Mar 2025 to 18 Mar 2025 by ila, Sherborne Place

\* 4 WEEKS RENT FREE \* | Flexible tenancy options | 24/7 Concierge team | 10 minutes' walk from Bu...

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **2 years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order

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.



**LETPROPERTY**