

LET PROPERTY PACK

INVESTMENT INFORMATION

Liberty Place, 26-38
Sheepcote Street,
Birmingham, B16

211275528

 www.letproperty.co.uk





Property Description

Our latest listing is in Liberty Place, 26-38 Sheepcote Street, Birmingham, B16

Get instant cash flow of **£800** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.3%** 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...



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Property Key Features

Studio

1 Bathroom

Spacious Rooms

Parking Spaces Available

Factor Fees: £83.75

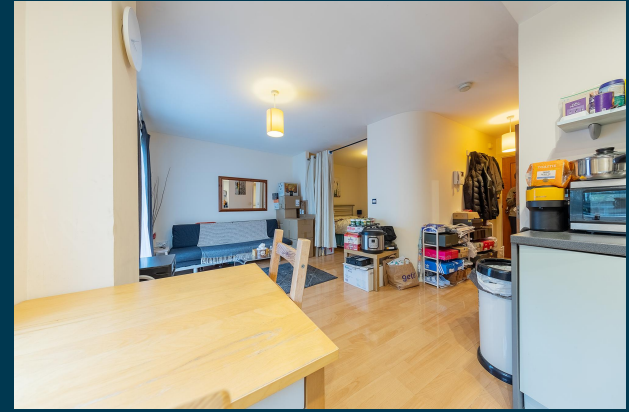
Ground Rent: £20.83

Lease Length: 103 Years

Current Rent: £800

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	£41,750.00
SDLT Charge	£5,010
Legal Fees	£1,000.00
Total Investment	£47,760.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,150



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	£800	£1,150
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£83.75	
Ground Rent	£20.83	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£721.46	£756.46
Monthly Net Income	£78.55	£393.55
Annual Net Income	£942.54	£4722.54
Net Return	1.97%	9.89%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2442.54**
Adjusted To

Net Return **5.07%**

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

Annual Net Income **£2467.50**
Adjusted To

Net Return **5.17%**

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 £190,000.



1 bedroom apartment for sale

[+ Add to report](#)

Bond Street, Birmingham

CURRENTLY ADVERTISED

Marketed from 22 Aug 2024 by Connells, Birmingham City

£190,000

NO UPWARD CHAIN | CITY CENTRE LOCATION | MODERN APARTMENT | ONE DOUBLE BEDROOM | SPACIOUS KITCH...



[View floor plan](#)

Sold price history: [View](#)

13/07/2021 £183,995

EPC: [View](#)

(Approx.) Sqft: **431 sq ft** Price (£) per sqft: **£441.29**



1 bedroom apartment for sale

[+ Add to report](#)

Wharfside Street, Birmingham

CURRENTLY ADVERTISED

Marketed from 15 Aug 2024 by Connells, Birmingham City

£190,000

OFFER NO UPWARD CHAIN | SPACIOUS ONE BEDROOM APARTMENT | SITUATED ON THE TOP FLOOR | AMPLE LOUNGE...



[View floor plan](#)

Sold price history: [View](#)

12/10/2018 £188,000
20/12/2000 £131,000

EPC: [View](#)

(Approx.) Sqft: **603 sq ft** Price (£) per sqft: **£315.21**

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom apartment

+ Add to report

The Pressworks, 40-44 Northwood Street, Birmingham, West Midlands, B3

CURRENTLY ADVERTISED

Marketed from 4 Oct 2024 by Life Residential, Birmingham

£1,150 pcm

Available now | Brand New | 1 Bed 1 Bath | Upper floor | 8 minutes walk to high street | Located ...



[View floor plan](#)



1 bedroom apartment

+ Add to report

One Swallow Street, Swallow Street, B1 2AP

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 2 Oct 2024 by FleetMilne, Birmingham

£1,150 pcm

One double bedroom | One bathroom: shower over the bath | Fully furnished throughout | Secure bic...



[View floor plan](#)

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: **3 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.



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