

LET PROPERTY PACK

INVESTMENT INFORMATION

Wheldrake Avenue Shard
End, Birmingham B34 6TX

211267899

 www.letproperty.co.uk





Property Description

Our latest listing is in Wheldrake Avenue
Shard End, Birmingham B34 6TX

Get instant cash flow of **£650** per calendar
month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£738**
which would provide the investor a Gross Yield
of **5.9%** if the rent was increased to market
rate.

**With great potential returns and located
within a prime rental location in
Birmingham, it will make for a reliable long
term investment for an investor.**

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



Wheldrake Avenue Shard
End, Birmingham B34
6TX

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Spacious Room

Factor Fees: £400 per annum

Ground Rent: TBC

Lease Length: 120 years

Current Rent: £650

Market Rent: £738

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 149,000.00

25% Deposit	£37,250.00
SDLT Charge	£4,470
Legal Fees	£1,000.00
Total Investment	£42,720.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 738

Returns Based on Rental Income	£650	£738
Mortgage Payments on £111,750.00 @ 5%	£465.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£33.3 per month	
Ground Rent	TBC	
Letting Fees	£65.00	£73.80
Total Monthly Costs	£545.63	£554.43
Monthly Net Income	£104.38	£183.58
Annual Net Income	£1,252.50	£2,202.90
Net Return	2.93%	5.16%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£726.90**
Adjusted To

Net Return **1.70%**

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


Annual Net Income **-£32.10**
Adjusted To

Net Return **-0.08%**

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 £150,000.




1 bedroom apartment for sale [+ Add to report](#)

Henshaw Court, Chester Road, Castle Bromwich, Birmingham, B36 0JQ

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Jun 2022 to 11 Jan 2023 (218 days) by McCarthy & Stone Resales, Bournemouth

Homeowners' lounge | Landscaped gardens | Reading Room | Guest Suite | Laundry room | House Manag...

 [View floor plan](#)

£150,000

Sold price history: [View](#)

11/01/2023	£135,000
04/11/2019	£135,000

EPC: [View](#)

(Approx.) Sqft: **538 sq ft** Price (£) per sqft: **£278.71**



1 bedroom apartment for sale [+ Add to report](#)

Henshaw Court, 295 Chester Road, Castle Bromwich, Birmingham

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Jul 2021 to 25 Nov 2021 (134 days) by McCarthy & Stone Resales, Bournemouth


Huge Bedroom | Top Floor position | Luxury shower room | Immaculately presented | Lovely

£150,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat [+ Add to report](#)

Holly Lodge Walk, Birmingham, West Midlands

CURRENTLY ADVERTISED


Marketed from 21 Oct 2024 by Rouds, Solihull

£700 pcm

Room available in a shared flat with only one other tenant | Shared kitchen and bathroom | Commun...

💡 EPC: [View](#)

(Approx.) Sqft: **721 sq ft** Price (£) per sqft: **£0.97**



1 bedroom flat [+ Add to report](#)

Victoria Road, Birmingham, B33

CURRENTLY ADVERTISED

Marketed from 26 Sep 2024 by Aisha Realty Limited, Birmingham

£700 pcm

Furnished One Bedroom Flat | Newly Refurbished | White Goods Included | Modern First Floor Accom...

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**

 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 more than 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.



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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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