

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Pershore Street,  
Birmingham, B5 6PA

219103579

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





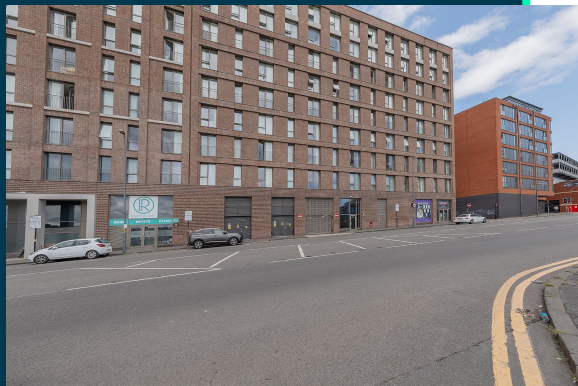
## Property Description

Our latest listing is in Pershore Street, Birmingham, B5 6PA

This property has a potential to rent for **£1,067** which would provide the investor a Gross Yield of **5.82%** 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...



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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Perfect Opportunity for a Buyer  
Looking to Move up The  
Property Ladder**

**Well-kept flat**

**Factor Fees: £116 pm**

**Ground Rent: £4 pm**

**Lease Length: TBC**

**Market Rent: £1,067**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £253,000.00 and borrowing of £189,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 253,000.00

25% Deposit	£63,250.00
SDLT Charge	£15,300
Legal Fees	£1,000.00
Total Investment	£79,550.00

# Projected Investment Return



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



Returns Based on Rental Income	£1,067
Mortgage Payments on £189,750.00 @ 5%	£790.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£116.00
Ground Rent	£4.00
Letting Fees	£106.70
Total Monthly Costs	£1,032.33
Monthly Net Income	£34.68
Annual Net Income	£416.10
Net Return	0.52%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£1,717.90**  
Adjusted To

Net Return                      **-2.16%**

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

Annual Net Income      **-£3,330.90**  
Adjusted To

Net Return                      **-4.19%**



# 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 £259,995.



£259,995

## 1 bedroom apartment for sale

+ Add to report

Smithfield House, Rea Street, Digbeth, Birmingham, B5

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Apr 2025 to 6 Jun 2025 (36 days) by Martin & Co, Birmingham Land & New Homes

Off plan - completion Q3 2027 | State-of-the-art fitness studio | Cinema & TV lounge area | Live/...



£255,000

## 1 bedroom apartment for sale

+ Add to report

The Burj, Bradford Street, Digbeth, Birmingham, B12

NO LONGER ADVERTISED

Marketed from 16 Sep 2024 to 17 Sep 2024 by Martin & Co, Birmingham Land & New Homes

BRAND NEW luxury development | 1 & 2 bedroom apartments | Off plan - completes Q4 2024 | Prime Bi...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,075 based on the analysis carried out by our letting team at **Let Property Management**.



£1,075 pcm

## 1 bedroom apartment

+ Add to report

East Timber Yard, 118 Pershore Street, Birmingham, B5

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Apr 2025 to 4 Jun 2025 (42 days) by Life Residential, Birmingham

Available 17th June 2025 | One Bedroom / One Bathroom | Fully Furnished | 494 Internal Sq Ft | Up...



£1,050 pcm

## 1 bedroom apartment

+ Add to report

East Timber Yard, 118 Pershore Street, Birmingham, B5

CURRENTLY ADVERTISED

Marketed from 25 Jun 2025 by Life Residential, Birmingham

Available 31st July 2025 | One Bedroom / One Bathroom | 489 Internal Sq Ft (approx) | Fully Furni...

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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**