

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Arthur Place, Birmingham,  
B1 3DB

219110552

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





## Property Description

Our latest listing is in Arthur Place, Birmingham, B1 3DB

Get instant cash flow of **£1,050** per calendar month with a **6.81%** Gross Yield for investors.

This property has a potential to rent for **£1,138** which would provide the investor a Gross Yield of **7.38%** 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...



Arthur Place,  
Birmingham, B1 3DB

219110552



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Good Condition**

**Easy Access to Local Amenities**

**Factor Fees: £269 pm**

**Ground Rent: £8 pm**

**Lease Length: TBC**

**Current Rent: £1,050**

**Market Rent: £1,138**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £213,000.00 and borrowing of £159,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 213,000.00

25% Deposit	£53,250.00
SDLT Charge	£12,410
Legal Fees	£1,000.00
Total Investment	£66,660.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month but the potential market rent is

£1,138



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



Returns Based on Rental Income	£1,050	£1,138
Mortgage Payments on £159,750.00 @ 5%	£665.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£269.00	
Ground Rent	£8.00	
Letting Fees	£105.00	£113.80
Total Monthly Costs	£1,062.63	£1,071.43
Monthly Net Income	-£12.63	£66.58
Annual Net Income	-£151.50	£798.90
Net Return	-0.23%	1.20%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£1,477.10**  
Adjusted To

Net Return                      **-2.22%**

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

Annual Net Income      **-£2,300.10**  
Adjusted To

Net Return                      **-3.45%**

# 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 £225,000.



£225,000

## 2 bedroom apartment for sale

+ Add to report

Warstone Lane, Birmingham, B18 6PX

NO LONGER ADVERTISED

Marketed from 18 Oct 2024 to 12 May 2025 (206 days) by Wentworth & Rose, Harborne

Spacious 2-bedroom apartment | Large windows with ample natural light | Open-plan living and kitc...



£223,000

## 2 bedroom flat for sale

+ Add to report

Pope Street, Birmingham, B1

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 6 Apr 2024 to 23 Nov 2024 (230 days) by Let Property Sales & Management, Glasgow

Buy-to-Let Opportunity | Long Term Tenant Currently Situated | Likely to attract enquiries from S...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,175 based on the analysis carried out by our letting team at **Let Property Management**.



£1,175 pcm

## 2 bedroom flat

+ Add to report

The Kettleworks, 126 Pope Street, Birmingham, B1

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2024 to 27 Aug 2024 (20 days) by John Shepherd Lettings, Birmingham

Two Double Bedrooms | Furnished | Second Floor | Modern Living | Jewellery Quarter location | Ava...



£1,150 pcm

## 2 bedroom apartment

+ Add to report

The Kettleworks, Pope Street, Jewellery Quarter, B1

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jan 2025 to 15 Mar 2025 (71 days) by Martin & Co, Birmingham City

Modern Development | Allocated Parking | Electric Heating | Concierge | Residents Gym

# 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 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.





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

Arthur Place, Birmingham, B1 3DB

219110552

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**