

LET PROPERTY PACK

INVESTMENT INFORMATION

Charles Edward Road, Birmingham, B26 1BU

219296335











Property Description

Our latest listing is in Charles Edward Road, Birmingham, B26 1BU

Get instant cash flow of £875 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 7.8% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Charles Edward Road, Birmingham, B26 1BU



1 bedroom

1 bathroom

Open-Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: £82.50

Ground Rent: TBC

Lease Length: 245 years

Current Rent: £875

Market Rent: £1,150

219296335

Lounge





Kitchen









Bedrooms









Bathroom





Exterior







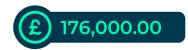
Initial Outlay





Figures based on assumed purchase price of £176,000.00 and borrowing of £132,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£44,000.00**

SDLT Charge £9,820

Legal Fees £1,000.00

Total Investment £54,820.00

Projected Investment Return





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

The monthly rent of this property is currently set at £875.00 per calendar month but the potential market rent is



Returns Based on Rental Income	£875.00	£1,150.00
Mortgage Payments on £132,000.00 @ 5%	£550.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£82.50	
Ground Rent	TBC	
Letting Fees	£87.50	£115.00
Total Monthly Costs	£735.00	£762.50
Monthly Net Income	£140.00	£387.50
Annual Net Income	£1,680.00	£4,650.00
Net Return	3.06%	8.48%

Return Stress Test Analysis Report





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

Annual Net Income

£2,350.00

Adjusted To

Net Return

4.29%

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

Annual Net Income

£2,010.00

Adjusted To

Net Return

3.67%

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 ground floor flat for sale

+ Add to report

Swan Courtyard, 2 Charles Edward Road, B26 1BU

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Apr 2024 to 18 Apr 2024 by Empire Sales & Lettings (GA PRINCIPAL BRANCH), Birmingham





£190,000

1 bedroom apartment for sale

+ Add to report

Swan Courtyard, Charles Edward Road, Birmingham

NO LONGER ADVERTISED

Marketed from 16 Nov 2023 to 30 Apr 2024 (165 days) by Shipways, Castle Bromwich

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property**Management.



£1,000 pcm

£990 pcm

1 bedroom flat

+ Add to report

Swan Courtyard, Yardley, B26

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2025 to 21 Jul 2025 (38 days) by Dixons Lettings, Yardley



1 bedroom apartment

+ Add to report

Charles Edward Road, Birmingham, West Midlands, B26

NO LONGER ADVERTISED

Marketed from 27 Mar 2024 to 16 Apr 2024 (19 days) by Davidson Estates, Edgbaston - HQ

Current Tenant Profile



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: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



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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.

