



Block of 10 Apartments for sale in Birmingham

For Sale Price: £1,300,000 Achievable Rent: £80,340 per annum Yield: 6.18%



Questions & Answers

1. What is the address?

34 Frederick Rd, B33 8AD.

2. What is the current rental?

£80,340 but we believe there is an increase potential to reach £91,340.

3. What are the apartment sizes in SQM?

Flat 1 - 51sqm

Flat 2 - 45sqm

flat 3 - 50sqm

flat 4 - 48sqm

flat 5 - 55 sqm

flat 6 - 45 sqm

flat 7 - 47 sqm

flat 8 - 52 sqm

flat 9 - 77 sqm

flat 10 - 67 sqm



4. What are the apartment types (1 beds, studios etc)?

2 x 1 beds, 8 x 2 beds all EPC C (x3 certificates need renewing).

5. Are all the individual apartments on the same freehold title?

Yes.

6. Why are they selling?

An old construction company owner who is now retiring, his company built the flats 12 years ago.

7. If it is not already vacant, would they be open to selling vacant?

Potentially yes.

8. Would they be open to a structured purchase (% of the purchase price up front and deferred payments to cover the remaining amount)?

Potentially yes.

9. Is the freehold for sale with the property?

Yes



10. Is the property held in a LTD or SPV?

Yes, it's the sole property held in his construction company, the owner is open to selling the company.

11. Has there been any valuations done? - if yes what does it state?

5 years ago NatWest valued it at £1.1m.

12. Is it on or off market?

Off market.

13. Are you direct to vendor?

Yes.

14. How much debt is on the property?

Unknown.

Energy Performance Certificate (EPC)

Flat 1 34, Frederick Road Stechford BIRMINGHAM B33 8AD	Energy rating C	Valid until: 7 November 2029
		Certificate number: 0568-8947-6229-6181-3984

Property type

Ground-floor flat

Total floor area

51 square metres

Flat 2 34 Frederick Road Stechford BIRMINGHAM B33 8AD	Energy rating C	Valid until: 28 September 2031
		Certificate number: 2736-3009-8201-6469-9200

Property type

Basement flat

Total floor area

45 square metres

! This certificate has expired.

Flat 3 34 Frederick Road Stechford BIRMINGHAM B33 8AD	Energy rating C	This certificate expired on: 26 October 2019 Certificate number: 0768-8947-6250-6281-3064
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Property type

Mid-floor flat

Total floor area

50 square metres

Flat 4 34, Frederick Road Stechford BIRMINGHAM B33 8AD	Energy rating C	Valid until: 30 August 2030 Certificate number: 0167-2888-6480-2320-4765
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Property type

Mid-floor flat

Total floor area

48 square metres

PROPERTY SECRETS

Flat 5 34, Frederick Road Stechford BIRMINGHAM B33 8AD	Energy rating C	Valid until: 18 June 2024
		Certificate number: 8704-8386-4829-3496-9643

Property type

Mid-floor flat

Total floor area

55 square metres

! This certificate has expired.

Flat 6 34 Frederick Road Stechford BIRMINGHAM B33 8AD	Energy rating C	This certificate expired on: 26 October 2019
		Certificate number: 8401-6320-6449-7816-7006

Property type

Mid-floor flat

Total floor area

45 square metres

PROPERTY SECRETS

Flat 7 34, Frederick Road Stechford BIRMINGHAM B33 8AD	Energy rating C	Valid until: 22 April 2029
		Certificate number: 8705-4336-3829-4496-1413

Property type

Mid-floor flat

Total floor area

47 square metres

Flat 8 34 Frederick Road Stechford BIRMINGHAM B33 8AD	Energy rating C	Valid until: 5 December 2031
		Certificate number: 9300-2857-6120-2809-5175

Property type

Top-floor flat

Total floor area

52 square metres

 **This certificate has expired.**

Flat 9 34 Frederick Road Stechford BIRMINGHAM B33 8AD	Energy rating C	This certificate expired on: 28 April 2019
		Certificate number: 8561-6124-6670-1110-1022

Total floor area
77 square metres

Flat 10 34 Fredrick Road Stechford BIRMINGHAM B33 8AD	Energy rating C	Valid until: 15 July 2028
		Certificate number: 0064-2886-6230-9308-3955

Property type
Top-floor flat

Total floor area
67 square metres

Market Data

Estimate market value			
	Best	Average	Worst
Based on sold comparbles (using comparable numbers)	not enough data	not enough data	not enough data
Based on for sale comparbles (using comparable numbers)	not enough data	not enough data	not enough data
Based on £sqft ()	£1,433,790.00	£1,208,250.00	£1,031,040.00
Based on overall averages (based on pink box) - sold	not enough data	not enough data	not enough data
Based on overall averages (based on pink box) - sale	£1,130,000.00	£1,130,000.00	£1,130,000.00

Estimate refurbished valuation			
	Best	Average	Worst
GDV (using comparable numbers)	not enough data	not enough data	not enough data
GDV ((based on pink box)	not enough data	not enough data	not enough data

Estimate Rental value			
	Best	Average	Worst
AST	not enough data	not enough data	not enough data
LHA	£72,402.72		

offers based on yield			
Rental income (currently making)		Yield	Purchase price
	£80,340.00	6.00%	£1,339,000.00
	£80,340.00	7.00%	£1,147,714.29
	£80,340.00	8.00%	£1,004,250.00



One bed sold comparables:

£80,000 85 Sedgemere Road, Yardley, Birmingham, B26 2AX (559 sq ft at £143.11per sq ft)

£70,000 368a Church Road, Yardley, Birmingham, B25 8XT (513 sq ft at £136.45per sq ft)

One bed for sale comparables:

£85,000 Bordesley Close, Bordesley Green, Birmingham

One bed for rent comparables:

£750pcm Flaxley Road, Stechford, B33

£675pcm 306 Station Road, Stechford, Birmingham B33

Two bed sold comparables:

£137,000 65 Selby Close, Birmingham, B26 2AP (635 sq ft at £215.75per sq ft)

£123,000 35 Selby Close Birmingham, B26 2AP (699 sq ft at £175.97per sq ft)

£120,000 94 Gayhurst Drive, Birmingham, West Midlands B25 8YN

Two bed for sale comparables:

£130,000 Kington Way, Yardley, Birmingham

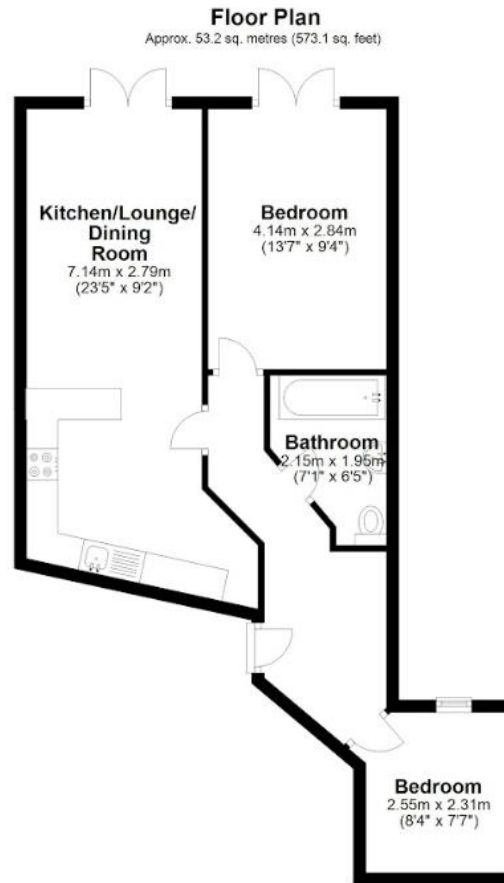
£130,000 Selby Close, Birmingham

£120,000 Blakesley Mews, 456 Bordesley Green East, Birmingham

Two bed for rent comparables:

No data

Floorplans & Photos



Floor plan of flats 1,3 & 5

PROPERTY SECRETS



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