

# LET PROPERTY PACK

## INVESTMENT INFORMATION

BridgeWater Place, Leeds,  
LS11 5QT

201279188

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





## Property Description

Our latest listing is in BridgeWater Place, Leeds, LS11 5QT

Get instant cash flow of **£1,250** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,800** which would provide the investor a Gross Yield of **9.8%** 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...



BridgeWater Place, Leeds,  
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## Property Key Features

**2 Bedrooms**

**2 Bathrooms, including one en-suite**

**Well-Maintained Property**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £250 pm**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £1,250**

**Market Rent: £1,800**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 220,000.00

25% Deposit £55,000.00

SDLT Charge £12,900

Legal Fees £1,000.00

Total Investment £68,900.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,250 per calendar month but the potential market rent is

£1,800

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.



Returns Based on Rental Income	£1,250	£1,800
Mortgage Payments on £165,000.00 @ 5%	£687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	TBC	
Letting Fees	£125.00	£180.00
Total Monthly Costs	£1,077.50	£1,132.50
Monthly Net Income	£172.50	£667.50
Annual Net Income	£2,070.00	£8,010.00
Net Return	3.00%	11.63%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,410.00**  
Adjusted To

Net Return      **6.40%**

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

Annual Net Income      **£4,710.00**  
Adjusted To

Net Return      **6.84%**

# 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

The Quays, Leeds City Centre

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Nov 2023 to 7 Oct 2024 (337 days) by The Estate Agency Leeds, Leeds

Highly sought after Quays address | Fourth Floor Apartment | Balcony with City and River Views | ...



£224,959

## 2 bedroom apartment for sale

+ Add to report

Worsted House, East Street Mills

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 Nov 2024 by Zenko City Living, Leeds

TWO BEDROOM APARTMENT | ALLOCATED SECURE PARKING | CONVERSION FEATURES INC HIGH CEILINGS, EXPOSED...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,950 based on the analysis carried out by our letting team at **Let Property Management**.



£1,950 pcm

## 2 bedroom apartment

+ Add to report

Bridgewater Place Water Lane Leeds LS11

NO LONGER ADVERTISED

Marketed from 19 Feb 2024 to 7 Mar 2024 (16 days) by Kingsdene Ltd, Leeds

Immaculate Decorate Order | Two bedrooms | Two bathrooms | 17th floor | Inclusive of one parking ...



£1,935 pcm

## 2 bedroom flat

+ Add to report

New York Square, Leeds, LS2

NO LONGER ADVERTISED

Marketed from 2 May 2024 to 9 May 2024 (6 days) by Home Made, London

24hr Concierge | Furnished/Unfurnished | Residents Sky Lounge/BBQ Area | Cinema & Games Room | Pa...

# 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

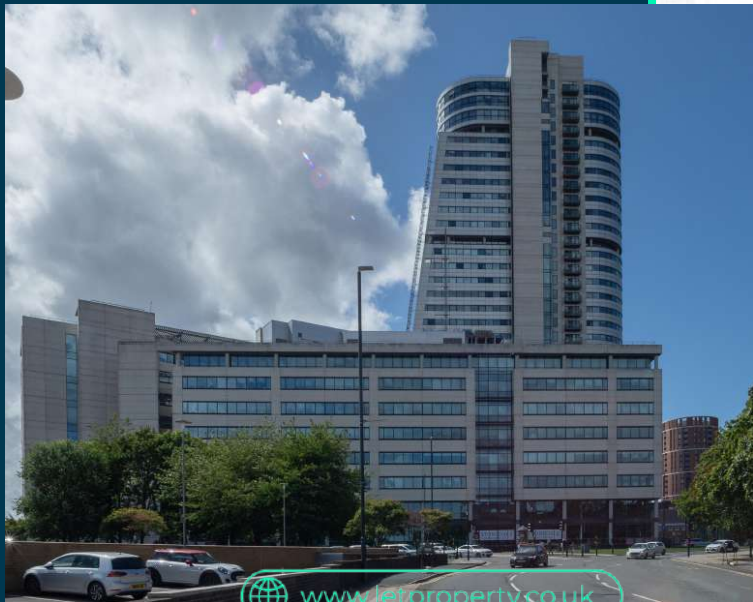


Current term of tenancy: **Moved in within the last 2 years**



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.



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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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