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LET PROPERTY PACK

INVESTMENT INFORMATION

Cambridge Street Bradford, BD7 3BX

208739687

(www.letproperty.co.uk





Property Description

Our latest listing is in Cambridge Street Bradford, BD7 3BX

Get instant cash flow of £750 per calendar month with a 8.7% Gross Yield for investors.

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...







Cambridge Street Bradford, BD7 3BX

208739687

2 bedroom Factor 1 bathroom Groun Three Piece Bathroom Lease

Property Key Features

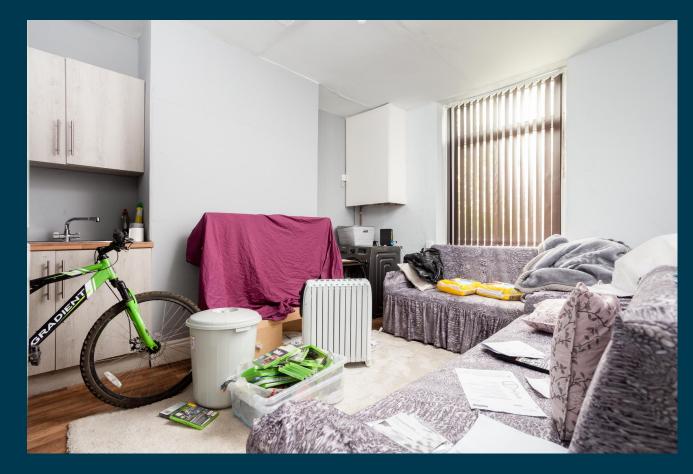
Easy access to local amenities

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Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £750







Kitchen





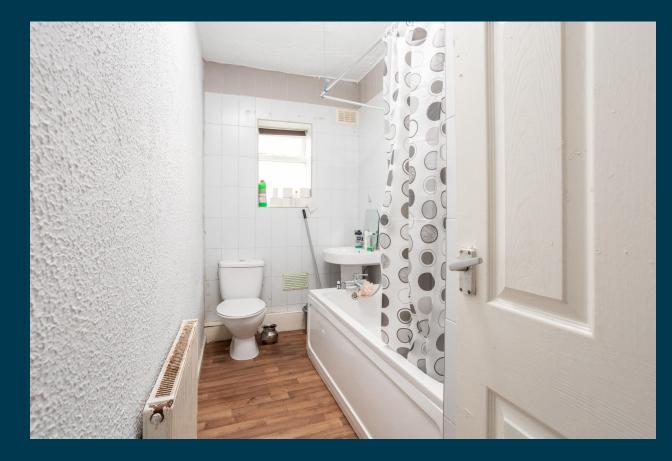
Bedrooms





Bathroom





Exterior





Initial Outlay





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£26,000.00
SDLT Charge	£3,120
Legal Fees	£1,000.00
Total Investment	£30,120.00

Projected Investment Return



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.

The monthly rent of this property is currently set at £750

Returns Based on Rental Income	£750
Mortgage Payments on £78,000.00 @ 5%	£325.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£75.00
Total Monthly Costs	£415.00
Monthly Net Income	£335.00
Annual Net Income	£4,020.00
Net Return	<mark>13.35%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£2,520.00** Adjusted To

Net Return **8.37**%

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

Annual Net Income **£2,460.00** Adjusted To

Net Return

8.17%

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 £75,000.



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- Floorplan

	2 bedroom semi-detached house for sale	+ Add to report
	Cambridge Street, Bradford, BD7	
9	NO LONGER ADVERTISED SOLD STC	
	Offering 2 Good Size Bedrooms Fenced Front Garden Attractive Int	Modern Fixtures & Fittings
	SOLD PRICE HISTORY	
	13 Apr 2023	£70,000
	4 Dec 2020	£45,000
	11 Mar 2019	£42,500



£65,000

2 bedroom terraced house for sale

Cambridge Street, Bradford, West Yorkshire, BD7



NO LONGER ADVERTISED SOLD STC

Well presented through terrace property situated in this popular and convenient location off Grea...

SOLD PRICE HISTORY

22 Sep 2022

£70,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm



NO LONGER ADVERTISED LET AGREED

Semi-detached home | Front and rear gardens | Downstairs WC | Contemporary kitchen with a stylish...

Marketed from 5 Jul 2024 to 1 Aug 2024 (27 days) by Ascend, Leeds



£825 pcm

2 bedroom house

St. Enochs Road, Wibsey, Bradford, BD6

+ Add to report

+ Add to report

NO LONGER ADVERTISED

Wibsey, BD6 | House | Unfurnished | 2 Bedroom | 1 Reception(s) | 1 Bathroom(s) | Council Tax Band...

Marketed from 15 Aug 2023 to 22 Sep 2023 (38 days) by Squarefoot Apartments, Bradford

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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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.

Interested in this property investment?

Call us on 0141 478 0985

