

LET PROPERTY PACK

INVESTMENT INFORMATION

Dean Street Bristol, BS2

208751300

 www.letproperty.co.uk





Property Description

Our latest listing is in Dean Street Bristol, BS2

This property has a potential to rent for **£1,808** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Dean Street Bristol, BS2

208751300



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: £100.00

Ground Rent: £600.00 per year

Lease Length: 100 yrs

Market Rent: £1,808

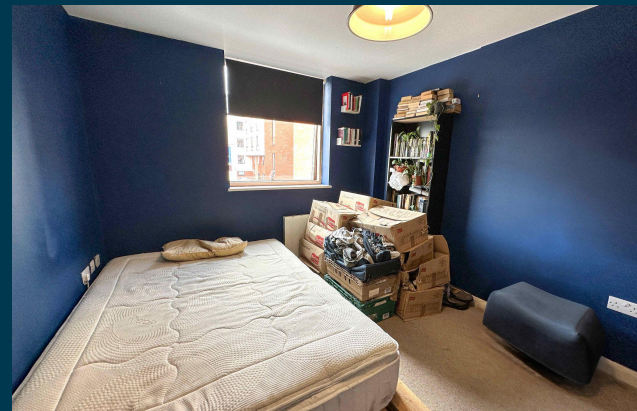
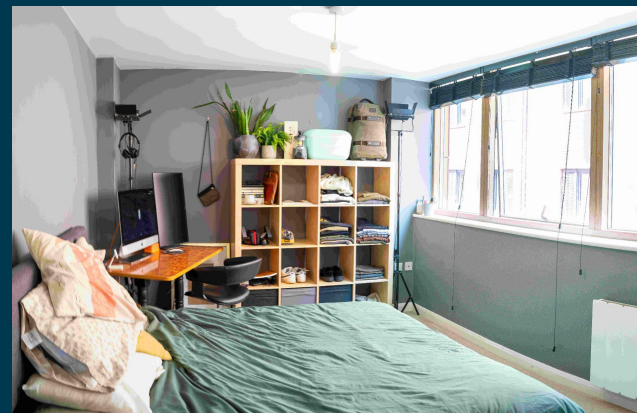
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £330,000.00 and borrowing of £247,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 330,000.00

25% Deposit	£82,500.00
SDLT Charge	£13,900
Legal Fees	£1,000.00
Total Investment	£97,400.00

Projected Investment Return



The potential market rent for this property is



£ 1,808

Returns Based on Rental Income	£1,808
Mortgage Payments on £247,500.00 @ 5%	£1,031.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	£600.00
Letting Fees	£180.80
Total Monthly Costs	£1,927.05
Monthly Net Income	-£119.05
Annual Net Income	-£1,428.60
Net Return	-1.47%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£5,044.60**

Net Return **-5.18%**

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

Annual Net Income Adjusted To **£821.40**

Net Return **0.84%**

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 £390,000.



£390,000

3 bedroom apartment for sale

Portland Heights, Dean Street, St Pauls, Bristol, BS2

+ Add to report

CURRENTLY ADVERTISED

Modern Apartment next to Portland Square | 3 Double Bedrooms | 2 Bathrooms

Marketed from 11 May 2024 by Andrews Estate Agents, Bishopston



£350,000

3 bedroom flat for sale

Portland Heights, Dean Street, Bristol, BS2

+ Add to report

NO LONGER ADVERTISED

SOLD STC

A stylish three bedroom apartment within the attractive Portland Heights building. Completed in 2...

Marketed from 27 Nov 2019 to 29 May 2020 (183 days) by Chappell & Matthews, Whiteladies Road

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

2 bedroom apartment

+ Add to report

Portland Heights, Dean Street, St. Pauls, Bristol, BS2

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jun 2024 to 3 Aug 2024 (36 days) by CJ Hole, Bishopston



£1,400 pcm

2 bedroom apartment

+ Add to report

Portland Heights, Dean Street, St Pauls, Bristol, BS2

NO LONGER ADVERTISED






LET AGREED

Marketed from 29 Aug 2023 to 31 Aug 2023 (2 days) by Andrews Letting and Management, Bishopston

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: **NA**
-  Current term of tenancy: **NA**
-  Standard Tenancy Agreement In Place: **NA**
-  Payment history: **NA**
-  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.



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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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