

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lime Vale Way Bradford,  
BD6 3DW

208971459

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





## Property Description

Our latest listing is in Lime Vale Way Bradford, BD6 3DW

This property has a potential to rent for **£1,096** which would provide the investor a Gross Yield of **3.5%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.**

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



Lime Vale Way Bradford,  
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## Property Key Features

**3 Bedroom**

**3 Bathroom**

**Spacious Room**

**Lounges and Kitchen**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £1,096**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £374,000.00 and borrowing of £280,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 374,000.00

25% Deposit	£93,500.00
SDLT Charge	£17,420
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£111,920.00</b>

# 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.



<b>Returns Based on Rental Income</b>	<b>£1,096</b>
Mortgage Payments on £280,500.00 @ 5%	<b>£1,168.75</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£109.60</b>
<b>Total Monthly Costs</b>	<b>£1,293.35</b>
<b>Monthly Net Income</b>	<b>-£197.35</b>
<b>Annual Net Income</b>	<b>-£2,368.20</b>
<b>Net Return</b>	<b>-2.12%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£4,560.20**  
Adjusted To

Net Return                      **-4.07%**

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

Annual Net Income      **-£7,978.20**  
Adjusted To

Net Return                      **-7.13%**

# 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 £375,000.



£375,000



Floorplan

### 3 bedroom detached house for sale

Haycliffe Lane, Bradford, BD5

+ Add to report

NO LONGER ADVERTISED

spacious 3 bedroom detached home | landscaped garden | large garage | off road parking | potentia...

Marketed from 29 Aug 2022 to 11 Oct 2022 (42 days) by Strike, Yorkshire



£375,000

### 3 bedroom detached bungalow for sale

Hollingwood Lane, Horton Bank Top, Bradford

+ Add to report

NO LONGER ADVERTISED

Detached Bungalow | Three Double Bedrooms | Enviaible Views to the Front | Individually Built | Sp...

Marketed from 28 Jul 2022 to 5 Apr 2024 (617 days) by Sugdens, Queensbury

# 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

### 3 bedroom detached house

Chartwell Drive, Bradford, BD6

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1998396

Marketed from 23 Feb 2024 to 25 Feb 2024 (2 days) by OpenRent, London



£1,100 pcm

### 3 bedroom detached house

Gracy Fold Bradford, BD6 3FE

+ Add to report

NO LONGER ADVERTISED LET AGREED

\*\* DEPOSIT FREE OPTION AVAILABLE \*\* | THREE BEDROOM DETACHED HOUSE | IDEAL FOR PROFESSIONALS COUP..






Marketed from 5 Aug 2023 to 7 Oct 2023 (63 days) by Hunters, Bradford

Floorplan

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



**LETPROPERTY**