

LET PROPERTY PACK

INVESTMENT INFORMATION

Lime Vale Way, Bradford,
BD6 3DW

205706430

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£435** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£719** which would provide the investor a Gross Yield of **9.4%** 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...



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Property Key Features

2 Bedroom

1 Bathroom

Modern Living room

Spacious room

Factor Fees: TBC

Ground Rent: £60 Per Year

Lease Length: 970 years

Current Rent: £435

Market Rent: £719

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£2,760
Legal Fees	£1,000.00
Total Investment	£26,760.00

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 £435 per calendar month but the potential market rent is

£ 719



Returns Based on Rental Income	£435	£719
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£60 Per Year	
Letting Fees	£43.50	£71.90
Total Monthly Costs	£346.00	£374.40
Monthly Net Income	£89.00	£344.60
Annual Net Income	£1,068.00	£4,135.20
Net Return	3.99%	15.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,697.20**
Adjusted To

Net Return **10.08%**

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

Annual Net Income **£2,755.20**
Adjusted To

Net Return **10.30%**

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 £130,000.



£130,000

2 bedroom semi-detached house for sale

+ Add to report

Portree Drive, Buttershaw, Bradford, BD6

CURRENTLY ADVERTISED SOLD STC

Marketed from 27 Apr 2024 by Robert Watts, Wibsey

* REASONS WHY WE LOVE THIS HOUSE | * SUPERB FIRST FIRST TIME PURCHASE | * LARGE GARDEN TO THE REA...

Floor plan:

View



£130,000

2 bedroom terraced house for sale

+ Add to report

Lime Vale Way, Bradford, BD6 3DZ

NO LONGER ADVERTISED SOLD STC

Marketed from 27 Mar 2024 to 27 Jun 2024 (91 days) by WW Estates, Wibsey

No onward chain | Ideal first time buy or investment | Sought after cul-de-sac location | Close t...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom house

+ Add to report

Future Fields, BRADFORD

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jun 2023 to 26 Jun 2023 (20 days) by William H. Brown Lettings, Wibsey

Two double bedrooms | Good quality furnishings | White goods | Kitchen diner | Enclosed garden ...



£800 pcm

2 bedroom terraced house

+ Add to report

Church Lane, Bradford

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Oct 2022 to 8 Dec 2022 (42 days) by @home, Wetherby

2 bedroom property in the sought after suburb of Bradford - welcome home to Wibsey. Completely re...






Sold price history:

[View](#)

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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