

LET PROPERTY PACK

INVESTMENT INFORMATION

Albert Parade, Bristol, BS5

208851201

 www.letproperty.co.uk





Property Description

Our latest listing is in Albert Parade, Bristol, BS5

Get instant cash flow of **£1,950** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£2,300** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

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...



Albert Parade, Bristol, BS5

208851201



Property Key Features

3 Bedroom

3 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

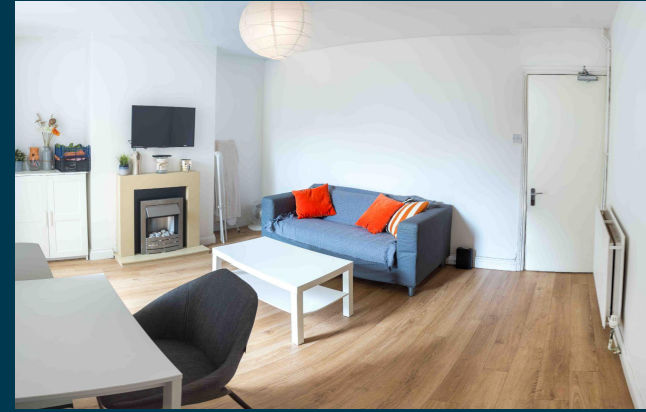
Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,950

Market Rent: £2,300

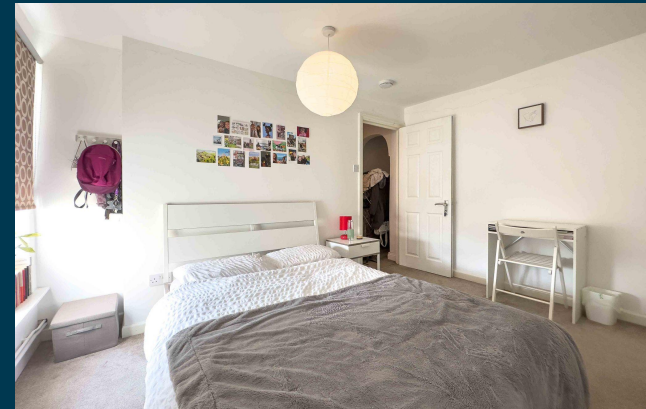
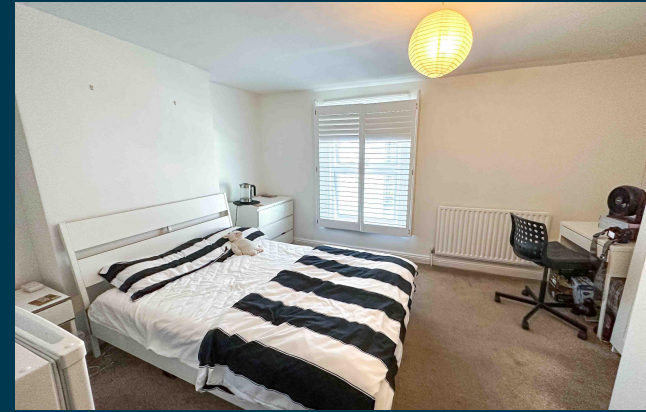
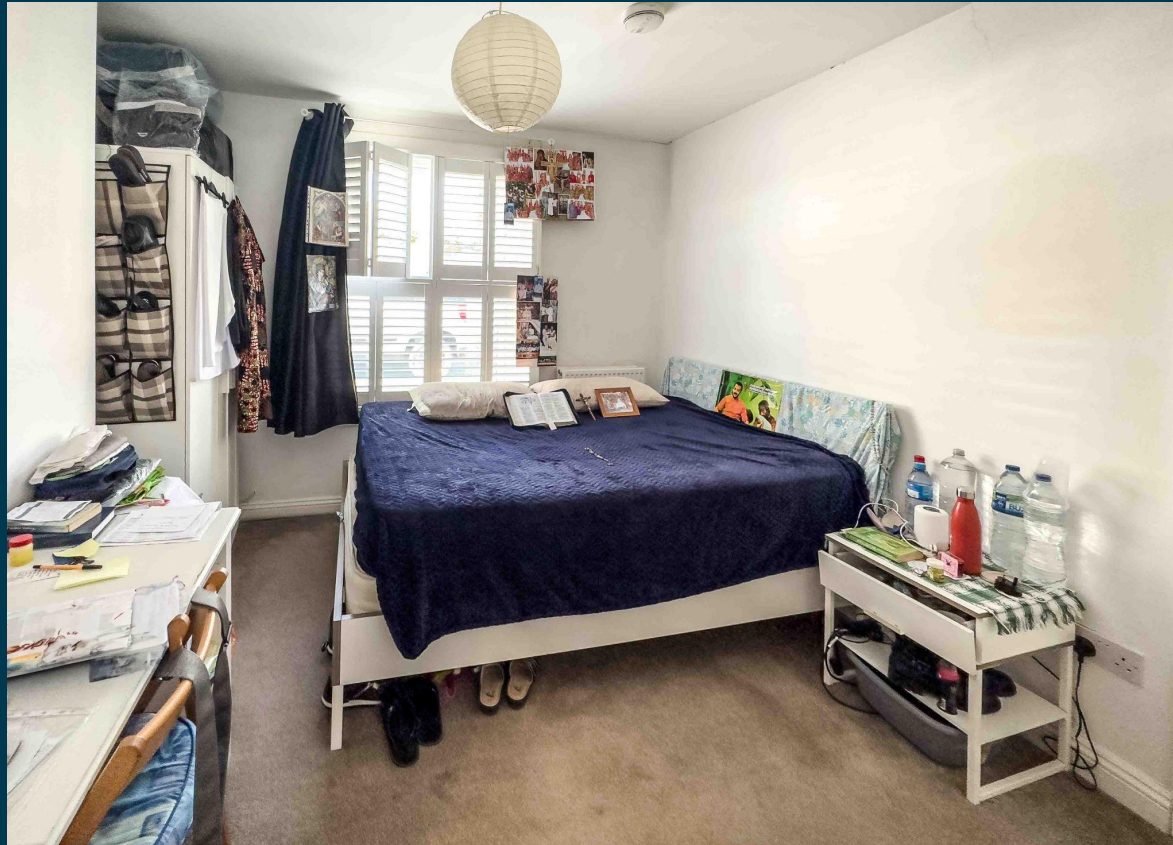
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £380,000.00 and borrowing of £285,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 380,000.00

25% Deposit	£95,000.00
Stamp Duty ADS @ 6%	£22,800.00
LBTT Charge	£11,350
Legal Fees	£1,000.00
Total Investment	£130,150.00

Projected Investment Return



The monthly rent of this property is currently set at £1,950 per calendar month but the potential market rent is

£ 2,300

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	£1,950	£2,300
Mortgage Payments on £285,000.00 @ 5%	£1,187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£195.00	£230.00
Total Monthly Costs	£1,397.50	£1,432.50
Monthly Net Income	£552.50	£867.50
Annual Net Income	£6,630.00	£10,410.00
Net Return	5.09%	8.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,810.00**
Adjusted To

Net Return **4.46%**

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


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

Net Return **3.62%**

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 £440,000.



3 bedroom terraced house for sale


Colston Road, Easton, Bristol


CURRENTLY ADVERTISED **SOLD STC**

Marketed from 2 Jul 2024 by Ocean, Bishopston


£440,000

No onward chain | Three bedrooms | Full-width kitchen extension | Handy utility/WC | EPC - D

 Sold price history: [View](#)

 Floor plan: [View](#)

[+ Add to report](#)



3 bedroom terraced house for sale


Clare Street, Redfield


CURRENTLY ADVERTISED **SOLD STC**

Marketed from 25 May 2024 by Boardwalk Property Co, Bristol

£440,000

"Set on a quiet street, where the kids can play out, our Redfield house has all the amenities on ..."

 Sold price history: [View](#)

 Floor plan: [View](#)

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,300 based on the analysis carried out by our letting team at **Let Property Management**.



£2,300 pcm

4 bedroom terraced house

+ Add to report

Chelsea Park, Easton, Bristol, BS5

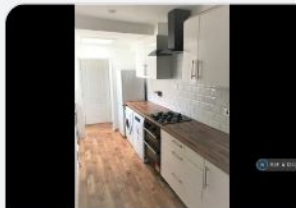
CURRENTLY ADVERTISED

Marketed from 25 Jul 2024 by CJ Hole, Kingswood

4 Bedrooms | 2 Bathrooms | Courtyard Garden | August Move in | Unfurnished

Floor plan:

[View](#)



£2,300 pcm

4 bedroom terraced house

+ Add to report

William Street, Redfield, Bristol, BS5

NO LONGER ADVERTISED






Marketed from 27 Mar 2022 to 25 Apr 2022 (29 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1353421

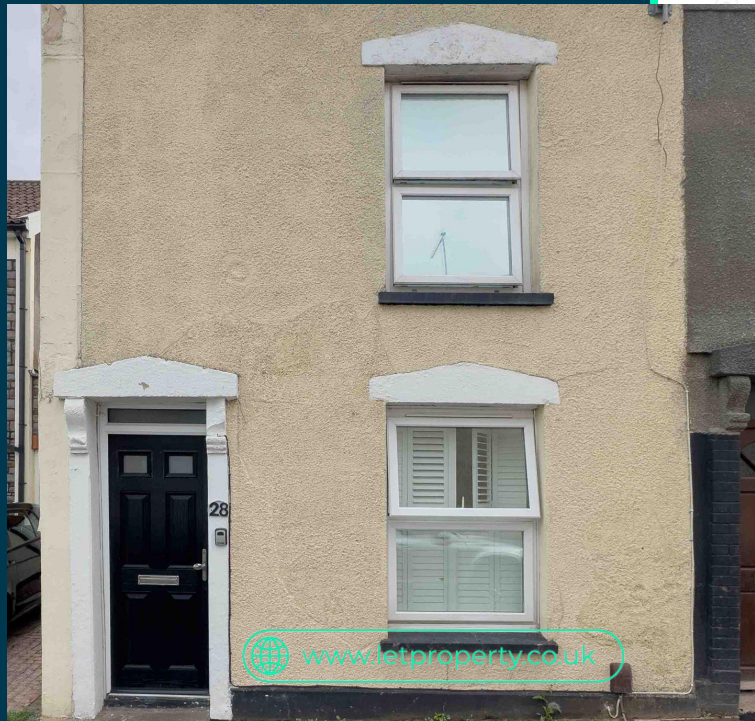
Current Tenant Profile



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: **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.



Albert Parade, Bristol, BS5

PROPERTY ID: 12345678

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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