

LET PROPERTY PACK

INVESTMENT INFORMATION

Sunbridge Road Bradford,
BD1 2NB

209107558

 www.letproperty.co.uk





Property Description

Our latest listing is in Sunbridge Road
Bradford, BD1 2NB

Get instant cash flow of **£825** per calendar
month with a **9.4%** Gross Yield for investors.

**With a location that is ideal for families and a
rewarding rental income, this would a great
long term investment for an investor.**

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



Sunbridge Road
Bradford, BD1 2NB

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Property Key Features

2 Bedrooms

2 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £240.00 pm

Ground Rent: £17.00 pm

Lease Length: 104 years

Current Rent: £825

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£32,500.00

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.



Returns Based on Rental Income	£825
Mortgage Payments on £78,750.00 @ 5%	£328.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£240.00
Ground Rent	£17.00
Letting Fees	£82.50
Total Monthly Costs	£682.63
Monthly Net Income	£142.38
Annual Net Income	£1,708.50
Net Return	5.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£58.50**
Adjusted To

Net Return **0.18%**

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

Annual Net Income **£337.50**
Adjusted To

Net Return **1.04%**

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 £195,000.



£195,000

2 bedroom apartment for sale

+ Add to report

Jowett Court, Highfield Road, Idle, Bradford

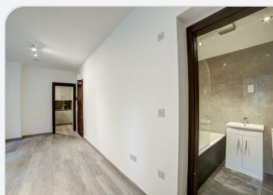
CURRENTLY ADVERTISED

Marketed from 15 Aug 2024 by McCarthy & Stone Resales, Bournemouth

Ground floor apartment with private patio area | Energy efficient | Part exchange available | Fre...

Floor plan:

[View](#)



£188,000

2 bedroom apartment for sale

+ Add to report

Ravenscliffe Avenue, Bradford, West Yorkshire, BD10

NO LONGER ADVERTISED

Marketed from 12 Feb 2024 to 1 Mar 2024 (17 days) by ERE Property, Leeds

Studio, 1 and 2 Bed Apartments Available | Prices from £173,000 | 25 Year Management Agreement ...

Sold price history:

[View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom apartment

+ Add to report

Highpoint, Exclusive Luxury Apartments, BD1

NO LONGER ADVERTISED

Marketed from 22 Feb 2024 to 28 Feb 2024 (5 days) by Squarefoot Apartments, Bradford

City Centre Location | Ensuite Shower Room | State of Art Gymnasium | Residents Coffee Lounge | C...



£1,025 pcm

2 bedroom apartment

+ Add to report

NEW LUXURY APARTMENTS AT HIGH POINT

NO LONGER ADVERTISED

Marketed from 20 May 2024 to 20 May 2024 by Squarefoot Apartments, Bradford

Communal Lift in Building | Secure Fob entry | Integrated Appliances | Audio Intercom System | CC...

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**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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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