

LET PROPERTY PACK

INVESTMENT INFORMATION

Stone Street, Bradford, BD1

210802834

 www.letproperty.co.uk





Property Description

Our latest listing is in Stone Street, Bradford, BD1

Get instant cash flow of **£525** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

With a tenant currently situated.. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Stone Street, Bradford,
BD1

210802834



Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £140.00 pm

Ground Rent: TBC

Lease Length: 105 years

Current Rent: £525

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit £21,250.00

SDLT Charge £4,250

Legal Fees £1,000.00

Total Investment £26,500.00

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.



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£525	£750
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	TBC	
Letting Fees	£52.50	£75.00
Total Monthly Costs	£473.13	£495.63
Monthly Net Income	£51.88	£254.38
Annual Net Income	£622.50	£3,052.50
Net Return	2.35%	11.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,552.50**
Adjusted To

Net Return **5.86%**

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

Annual Net Income **£1,777.50**
Adjusted To

Net Return **6.71%**

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 £95,000.00.



£95,000

3 bedroom apartment for sale

+ Add to report

Broadgate House, 2 Broad Street, Bradford, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Mar 2023 to 25 Jan 2024 (310 days) by Springbok Properties, Nationwide



£90,000

2 bedroom apartment for sale

+ Add to report

Stonegate House Bradford, West Yorkshire, BD1 4QF -NG

CURRENTLY ADVERTISED

Marketed from 17 Nov 2023 by Hunters, Bradford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Add to report

Stonegate House, Stone Street, Bradford, West Yorkshire, BD1

CURRENTLY ADVERTISED

Marketed from 12 Sep 2024 by Whitegates, Bradford



2 bedroom flat

+ Add to report

Stone Street, Bradford

NO LONGER ADVERTISED

Marketed from 6 Jun 2024 to 12 Jun 2024 (6 days) by Locate Homes, Bradford

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.



www.letproperty.co.uk

Stone Street, Bradford, BD1

210802834

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