

LET PROPERTY PACK

INVESTMENT INFORMATION

Bridge End, Brighouse,
HD6

212426793

 www.letproperty.co.uk





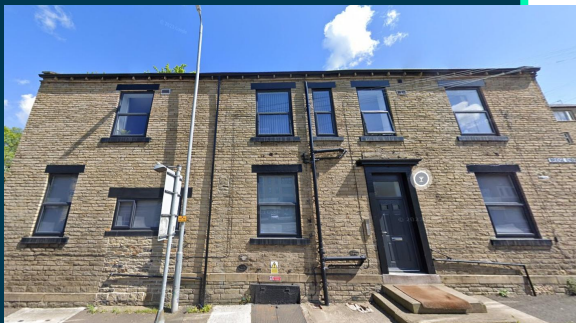
Property Description

Our latest listing is in Bridge End, Brighouse, HD6

Get instant cash flow of **£2,050** per calendar month with a **7.8%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

Portfolio of 3 Flats

1 Bedroom Each

Modern and Good Condition

Rear Garden Space

Factor Fees: £275.00 per month

Ground Rent: £12.50 per month

Lease Length: 246 years

Current Rent: £2,050

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £315,000.00 and borrowing of £236,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 315,000.00

25% Deposit **£78,750.00**

SDLT Charge **£21,500**

Legal Fees **£1,000.00**

Total Investment £101,250.00

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	£2,050
Mortgage Payments on £236,250.00 @ 5%	£984.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£275.00
Ground Rent	£12.50
Letting Fees	£205.00
Total Monthly Costs	£1,491.88
Monthly Net Income	£558.13
Annual Net Income	£6,697.50
Net Return	6.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,597.50**
Adjusted To

Net Return **2.57%**

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

Annual Net Income **£2,122.50**
Adjusted To

Net Return **2.10%**

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 £125,000.



£125,000

1 bedroom apartment for sale

Bridge End, Brighouse

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Aug 2021 to 18 Oct 2021 (67 days) by CityRise, Leeds

+ Add to report



£85,000

1 bedroom terraced house for sale

Harley Place, Brighouse

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jun 2024 to 5 Sep 2024 (91 days) by Peter David Properties, Brighouse

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

1 bedroom apartment

Calder House, Bridge End, Brighouse

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2023 to 1 Sep 2023 (45 days) by CityRise, Leeds

+ Add to report



£610 pcm

1 bedroom apartment

Calder House., Bridge End, Brighouse

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Nov 2021 to 18 Nov 2021 (2 days) by CityRise, Leeds

+ Add to report

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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