

LET PROPERTY PACK

INVESTMENT INFORMATION

Spring Place, Bradford,
BD7

205174633

 www.letproperty.co.uk





Property Description

Our latest listing is in Spring Place, Bradford, BD7

Get instant cash flow of **£3,400** per calendar month with a **11.8%** Gross Yield for investors.

With a tenant currently situated, 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...



Spring Place, Bradford,
BD7

205174633



Property Key Features

7 bedrooms

2 bathrooms

Modern Kitchen

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £3,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£15,100
Legal Fees	£1,000.00
Total Investment	£102,350.00

Projected Investment Return



The monthly rent of this property is currently set at £3,400 per calendar month.



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	£3,400
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£340.00
Total Monthly Costs	£1,433.13
Monthly Net Income	£1,966.88
Annual Net Income	£23,602.50
Net Return	23.06%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£13,117.50**

Net Return **-12.82%**

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

Annual Net Income Adjusted To **-£18,292.50**

Net Return **-17.87%**

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 £275,000.



£275,000

7 bedroom terraced house for sale

Pemberton Drive, Bradford, West Yorkshire, BD7

+ Add to report

NO LONGER ADVERTISED SOLD STC

Substantial Mid Terrace Property | Spacious Family Home | Self Contained Basement Flat | Seven / ...

SOLD PRICE HISTORY



£268,000

7 bedroom terraced house for sale

Ashgrove, Sherbridge, Bradford, BD7

+ Add to report

NO LONGER ADVERTISED

* SUBSTAINIAL FAMILY HOME | * SEVEN BEDROOMS | * INNER TERRACED HOUSE | * TWO RECEPTION ROOMS | *...

SOLD PRICE HISTORY

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: **4 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.



www.letproperty.co.uk

Spring Place, Bradford, BD7

205174633

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