

LET PROPERTY PACK

INVESTMENT INFORMATION

Spring Place, Bradford, BD7

205174633











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



7 bedrooms

2 bathrooms

Modern Kitchen

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £3,400

205174633

Lounge









Kitchen







Bedrooms

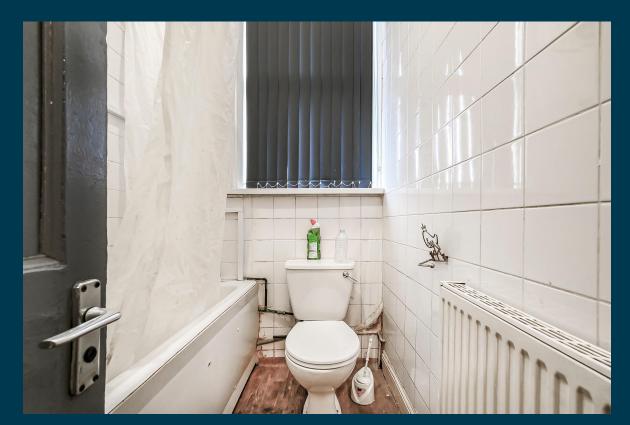






Bathroom









Exterior









Initial Outlay





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



25% Deposit **£86,250.00**

SDLT Charge £15,100

Legal Fees £1,000.00

Total Investment £102,350.00

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 £3,400 per calendar month.

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	ТВС
Ground Rent	ТВС
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

-£13,117.50

Adjusted To

Net Return

-12.82%

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

Annual Net Income

-£18,292.50

Adjusted To

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

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

NO LONGER ADVERTISED

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

SOLD PRICE HISTORY

+ Add to report

+ 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: 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.





Interested in this property investment?

Call us on **0141 478 0985**



Spring Place, Bradford, BD7



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.