

LET PROPERTY PACK

INVESTMENT INFORMATION

Southcliffe Drive, Shipley,
BD17

212003997

 www.letproperty.co.uk





Property Description

Our latest listing is in Southcliffe Drive, Shipley, BD17

Get instant cash flow of **£575** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£630** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Southcliffe Drive, Shipley,
BD17

212003997



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees and Ground Rent: £12.50 pcm

Lease Length: 92 years

Current Rent: £575

Market Rent: £630

Lounge



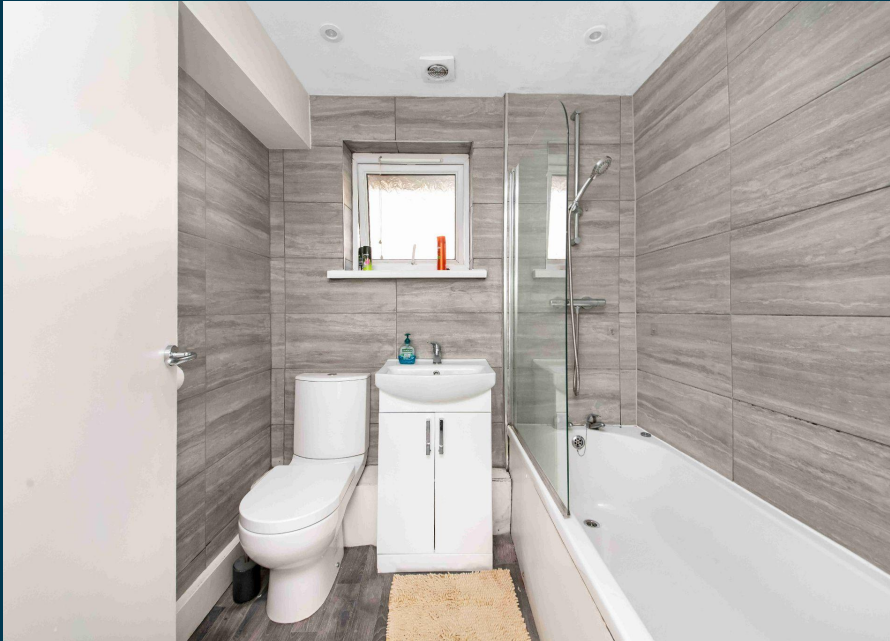
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

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 £575 per calendar month but the potential market rent is

£ 630

Returns Based on Rental Income	£575	£630
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees & Ground Rent	£12.50	
Letting Fees	£57.50	£63.00
Total Monthly Costs	£478.75	£484.25
Monthly Net Income	£96.25	£145.75
Annual Net Income	£1,155.00	£1,749.00
Net Return	2.98%	4.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£489.00**
Adjusted To

Net Return **1.26%**

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

Annual Net Income **-£141.00**
Adjusted To

Net Return **-0.36%**

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.



1 bedroom apartment for sale

[+ Add to](#)

Albert Street, Baildon, BD17

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jan 2023 to 30 Nov 2023 (330 days) by Dacre Son & Hartley, Baildon



1 bedroom apartment for sale

[+ Add to](#)

Kassapians, Albert Steet, Baildon, BD17

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jun 2023 to 16 Oct 2024 (498 days) by Dacre Son & Hartley, Baildon

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

1 bedroom flat

Kassapians, Baildon, Shipley, BD17

NO LONGER ADVERTISED

Marketed from 10 Jul 2024 to 20 Jul 2024 (10 days) by OpenRent, London

+ Add to report



£685 pcm

1 bedroom flat

Kassapians, Baildon, Shipley, BD17

NO LONGER ADVERTISED

Marketed from 2 Jan 2024 to 6 Jan 2024 (4 days) by OpenRent, London

+ 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**



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.



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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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