

LET PROPERTY PACK

INVESTMENT INFORMATION

Dick Lane, Bradford, BD4

214219478

 www.letproperty.co.uk





Property Description

Our latest listing is in Dick Lane, Bradford, BD4

Get instant cash flow of **£1,953** per calendar month with a **8.2%** Gross Yield for investors.

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...



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Property Key Features

Portfolio of Residential and Commercial Units

WC Facilities

Easy Access to Local Amenities

Convenient Parking Available

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,953

Business Area



Business Area



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £287,000.00 and borrowing of £215,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 287,000.00

25% Deposit £71,750.00

SDLT Charge £16,200

Legal Fees £1,000.00

Total Investment £88,950.00

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 £1,953 per calendar month.

Returns Based on Rental Income	£1,953
Mortgage Payments on £215,250.00 @ 5%	£896.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£195.30
Total Monthly Costs	£1,107.18
Monthly Net Income	£845.83
Annual Net Income	£10,149.90
Net Return	11.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£10,942.50**
Adjusted To

Net Return **-12.30%**

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

Annual Net Income **-£15,247.50**
Adjusted To

Net Return **-17.14%**

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 £300,000.



£300,000

4 bedroom link detached house for sale

Tyersal Court , Tyersal, Bradford, West Yorkshire, BD4 8EW

CURRENTLY ADVERTISED

SOLD STC

Marketed from 18 Sep 2024 by Hunters, Bradford

+ Add to report



£299,950

4 bedroom end of terrace house for sale

Tyersal View, Bradford

NO LONGER ADVERTISED

Marketed from 24 Aug 2023 to 31 Jan 2024 (159 days) by Coubrough Holmes, Bradford

+ 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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