


LET PROPERTY PACK

INVESTMENT INFORMATION

Albert Street, Bradford,
BD13 3ER

214785204

 www.letproperty.co.uk





Property Description

Our latest listing is in Albert Street, Bradford, BD13 3ER

Get instant cash flow of **£600** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Albert Street, Bradford,
BD13 3ER

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Property Key Features

1 Bedroom

1 Bathroom and 1 WC

Well Maintained Property

Parking Available

Easy Access to Local Amenities

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£750

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	£600	£750
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£75.00
Total Monthly Costs	£362.50	£377.50
Monthly Net Income	£237.50	£372.50
Annual Net Income	£2,850.00	£4,470.00
Net Return	9.97%	15.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,970.00**
Adjusted To

Net Return **10.38%**

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

Annual Net Income **£3,090.00**
Adjusted To

Net Return **10.80%**

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 £109,950.



£109,950

1 bedroom terraced house for sale

+ Add to report

Thornton Road, Thornton

CURRENTLY ADVERTISED

Marketed from 4 Nov 2024 by Whitney's, Clayton

IDEAL FOR THE FIRST TIME BUYER/INVESTOR | MID TERRACE | GAS CENTRAL HEATING | DOUBLE GLAZED WINDO...



£104,950

1 bedroom terraced house for sale

+ Add to report

High Street, Thornton

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Mar 2024 to 18 Sep 2024 (190 days) by Whitney's, Clayton

REFURBISHED MID-TERRACE | ONE BEDROOM PLUS LOFT | FULLY RENOVATED | NEW CARPETS & FLOORING | NEW ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

1 bedroom terraced house

+ Add to report

116a Bradford Rd, Shipley, BD18 3DF

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Mar 2024 to 20 May 2024 (52 days) by Woodhead Sharpes Limited, Shipley

Large 1 Bed cottage | High Specification fittings and fixtures | large Private Patio | Gas Centra...



£775 pcm

1 bedroom terraced house

+ Add to report

Caroline Street, Saltaire, BD18

NO LONGER ADVERTISED

Marketed from 5 Jun 2024 to 11 Jun 2024 (6 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2085932

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.



LETPROPERTY