

LET PROPERTY PACK

INVESTMENT INFORMATION

Northern Lights, Salts Mill
Road, Shipley, BD17

215194844

 www.letproperty.co.uk





Property Description

Our latest listing is in Northern Lights, Salts Mill Road, Shipley, BD17

Get instant cash flow of **£825** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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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Road, Shipley, BD17

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Property Key Features

2 Bedrooms

2 Bathrooms

Modern and Good Condition

Utility Space

Factor Fees: £140.00 pm

Ground Rent: £28.75 pm

Lease Length: 104 years

Current Rent: £825

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000

25% Deposit	£33,000.00
SDLT Charge	3960
Legal Fees	£1,000.00
Total Investment	£37,960.00

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 £825 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£825	£950
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£28.75	
Letting Fees	£82.50	£95.00
Total Monthly Costs	£678.75	£691.25
Monthly Net Income	£146	£259
Annual Net Income	£1,755	£3,105
Net Return	4.62%	8.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,205**
Adjusted To

Net Return **3.17%**

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

Annual Net Income **£1,470**
Adjusted To

Net Return **3.87%**

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 £140,000.



£140,000

2 bedroom flat for sale

Victoria Mills, Salts Mill Road, Shipley, Bradford, BD17

NO LONGER ADVERTISED

Marketed from 6 Sep 2022 to 26 Nov 2022 (80 days) by Belvoir, Guiseley

+ Add to report



£105,000

2 bedroom flat for sale

Victoria Mills, Salts Mill Road, Shipley, Bradford, BD17

CURRENTLY ADVERTISED

Marketed from 18 Jan 2024 by Belvoir Sales, Morley

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom flat

Victoria Mills, Salts Mill Road, Shipley, Bradford, BD17

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jan 2025 to 26 Feb 2025 (40 days) by Belvoir, Guiseley

+ Add to report



£850 pcm

2 bedroom flat

Victoria Mills, Salts Mill Road, Shipley, Bradford, BD17

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Feb 2022 to 27 Apr 2022 (58 days) by Belvoir, Guiseley

+ 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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BD17

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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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