

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Nelson Street, Bradford,  
BD13

215719346

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Nelson Street, Bradford, BD13

Get instant cash flow of **£725** per calendar month with a **7.2%** 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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BD13

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Parking Space Available**

**Factor Fees: £80 pm**

**Ground Rent: included in the factor fees**

**Lease Length: 232 years**

**Current Rent: £725**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00



# 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 £725 per calendar month.

Returns Based on Rental Income	£725
Mortgage Payments on £90,750.00 @ 5%	£378.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£80.00
Ground Rent	included on the factor fees
Letting Fees	£72.50
Total Monthly Costs	£545.63
Monthly Net Income	£179.38
Annual Net Income	£2,152.50
Net Return	5.77%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£5,677.50**  
Adjusted To

Net Return                      **-15.22%**

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

Annual Net Income      **-£7,492.50**  
Adjusted To

Net Return                      **-20.09%**

# 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 £120,000.



£120,000

## 2 bedroom apartment for sale

+ Add to report

Halls Of Freedom, Nelson Street, Queensbury, Bradford

**CURRENTLY ADVERTISED**

Marketed from 13 Jan 2025 by Sugdens, Queensbury



£115,000

## 2 bedroom apartment for sale

+ Add to report

Sharket Head Close, Queensbury, Bradford, BD13 1PD

**NO LONGER ADVERTISED**

Marketed from 4 Feb 2022 to 12 Apr 2022 (67 days) by Dinsdales Estates, Bradford

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 2 bedroom apartment

12, Nelson Street, Queensbury, Bradford

NO LONGER ADVERTISED

Marketed from 3 Feb 2025 to 13 Feb 2025 (9 days) by Sugdens, Cleckheaton

+ Add to report



£725 pcm

## 2 bedroom flat

Halls Of Freedom, Queensbury, Bradford, BD13

NO LONGER ADVERTISED

Marketed from 21 Sep 2024 to 24 Sep 2024 (3 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.



**LETPROPERTY**