

LET PROPERTY PACK

INVESTMENT INFORMATION

Nelson Street, Bradford, BD13

215719346











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...







Nelson Street, Bradford, BD13



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

215719346

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









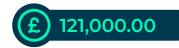
Initial Outlay





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



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.



2 bedroom apartment for sale

+ Add to

Halls Of Freedom, Nelson Street, Queensbury, Bradford

CURRENTLY ADVERTISED

Marketed from 13 Jan 2025 by Sugdens, Queensbury

£120,000



£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**.



2 bedroom apartment

+ Add to report

12, Nelson Street, Queensbury, Bradford

NO LONGER ADVERTISED

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





£725 pcm

2 bedroom flat

+ Add to report

Halls Of Freedom, Queensbury, Bradford, BD13

NO LONGER ADVERTISED

Marketed from 21 Sep 2024 to 24 Sep 2024 (3 days) by OpenRent, London

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: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



Nelson Street, Bradford, BD13



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.