

LET PROPERTY PACK

INVESTMENT INFORMATION

Stone Gate House, Stone
Street, Bradford, BD1 4QF

217247896

 www.letproperty.co.uk





Property Description

Our latest listing is in Stone Gate House, Stone Street, Bradford, BD1 4QF

Get instant cash flow of **£500** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£675** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

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...



Stone Gate House, Stone Street, Bradford, BD1 4QF

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Property Key Features

1 Bedroom

1 Bathroom

Good Condition

Private underground parking

Easy Access to Local Amenities

Factor Fees: £125 pm

Ground Rent: £22 pm

Lease Length: 900 years

Current Rent: £500

Market Rent: £675

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£4,050
Legal Fees	£1,000.00
Total Investment	£25,300.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£675



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	£500	£675
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£22.00	
Letting Fees	£50.00	£67.50
Total Monthly Costs	£465.13	£482.63
Monthly Net Income	£34.88	£192.38
Annual Net Income	£418.50	£2,308.50
Net Return	1.65%	9.12%

Return Stress Test Analysis Report



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

Annual Net Income **£958.50**
Adjusted To

Net Return **3.79%**

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

Annual Net Income **£1,357.50**
Adjusted To

Net Return **5.37%**

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 £85,995.



£85,995

1 bedroom apartment for sale

+ Add to report

Conditioning House, Cape Street, Bradford, Yorkshire, BD1

NO LONGER ADVERTISED

Marketed from 25 May 2021 to 22 Oct 2024 (1245 days) by Biscayne Properties, Bradford

Gated Community | 8% Return | CCTV | Double Glazing | Fitted Kitchen | Fully Furnished | Parking ...



£85,000

1 bedroom apartment for sale

+ Add to report

Conditioning House, Cape Street, Bradford, Yorkshire, BD1

NO LONGER ADVERTISED

Marketed from 8 Sep 2023 to 22 Oct 2024 (409 days) by Biscayne Properties, Bradford

This development has been carefully and meticulously restored to bring 154 luxury apartments to t...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

1 bedroom apartment

+ Add to report

8 Duke Street, Bradford, BD1

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 May 2024 to 3 Jun 2024 (17 days) by Leef Property Management Ltd, Warrington

BRAND NEW APARTMENTS | MODERN INTERIOURS | DOUBLE BEDROOM | AVAILABLE NOW | CAN BE FULLY FURNI...



£695 pcm

1 bedroom flat

+ Add to report

Woolston Warehouse , Grattan Road , Bradford

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Apr 2024 to 29 Apr 2024 (13 days) by Smart Moves, Bradford

Double Glazed | City Centre Apartment | Electric Heating | Double Bedroom | Furnished | Open Plan...

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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BD1 4QF

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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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