

LET PROPERTY PACK

INVESTMENT INFORMATION

Broad Street, Bradford, BD1
4QQ

217247887

 www.letproperty.co.uk





Property Description

Our latest listing is in Broad Street, Bradford, BD1 4QQ

Get instant cash flow of **£575** per calendar month with a **9.86%** Gross Yield for investors.

This property has a potential to rent for **£697** which would provide the investor a Gross Yield of **11.95%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Broad Street, Bradford,
BD1 4QQ

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Property Key Features

1 Bedroom

1 Bathroom

On-street parking

Easy Access to Local Amenities

Factor Fees: £125 pm

Ground Rent: £25.00

Lease Length: 900 years

Current Rent: £575

Market Rent: £697

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 £575 per calendar month but the potential market rent is

£ 697

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	£575	£697
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£25.00	
Letting Fees	£57.50	£69.70
Total Monthly Costs	£475.63	£487.83
Monthly Net Income	£99.38	£209.18
Annual Net Income	£1,192.50	£2,510.10
Net Return	4.71%	9.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,116.10**
Adjusted To

Net Return **4.41%**

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

Annual Net Income **£1,595.10**
Adjusted To

Net Return **6.30%**

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 £90,000.



£90,000

1 bedroom apartment for sale

+ Add to report

Conditioning House, Cape Street, Bradford, BD1

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 May 2022 to 18 Mar 2024 (682 days) by Aspen Woolf Ltd, Leeds

The best-connected location in the heart of the capital | One bedroom apartment | Conditioning Ho...



£88,995

1 bedroom flat for sale

+ Add to report

George Street Apartments, Broadacre House, George Street, Bradford. BD1

NO LONGER ADVERTISED

Marketed from 5 Aug 2024 to 15 Nov 2024 (101 days) by Aspen Woolf Ltd, Leeds

Minutes Away From Bradford Interchange | Completed development | Future-Proofed Smart Homes | Gre...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

1 bedroom apartment

+ Add to report

Spectrum House, East Parade, Bradford

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Sep 2024 to 26 Nov 2024 (73 days) by CityRise, Leeds

Zero Deposit Option Available | Brand New Apartment | Fully Furnished | Great Central Location



£700 pcm

1 bedroom flat

+ Add to report

Liv Apartments, George Street, Bradford, West Yorkshire, BD1

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Dec 2024 to 24 Mar 2025 (105 days) by Linley & Simpson, Bingley

One bedroom Apartment | Large lounge area | Modern kitchen | Long term let | Close to all local a...

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.



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