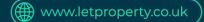


LET PROPERTY PACK

INVESTMENT INFORMATION

Boulevard View, Whitchurch Lane,Bristol,BS14 OTL

211655060











Property Description

Our latest listing is in Boulevard View, Whitchurch Lane, Bristol, BS14 OTL

Get instant cash flow of £1,400 per calendar month with a 8.84% Gross Yield for investors.

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...







Boulevard View, Whitchurch Lane,Bristol,BS14 0TL

211655060



2 Bedrooms

2 Bathrooms

Shared Private Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: £42 pm

Lease Length: 250 years

Current Rent: £1,400

Lounge





Kitchen





Bedrooms







Bathroom





Exterior





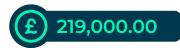
Initial Outlay





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£54,750.00**

Stamp Duty ADS @ 8% [Field - Stamp Duty ADS @ 8%]

LBTT Charge [Field - LBTT Charge]

Legal Fees £1,000.00

Total Investment £68,580.00

Projected Investment Return



The monthly rent of this property is currently set at £1,400 per calendar month but the potential market rent is



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	£1,400	£1,400
Mortgage Payments on £164,250.00 @ 5%	£684.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	£42.00	
Letting Fees	£140.00	£140.00
Total Monthly Costs	£881.38	£881.38
Monthly Net Income	£518.63	£518.63
Annual Net Income	£6,223.50	£6,223.50
Net Return	9.07%	9.07%

Return Stress Test Analysis Report





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

Annual Net Income

£3,423.50

Adjusted To

Net Return

4.99%

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

Annual Net Income

£3,442.50

Adjusted To

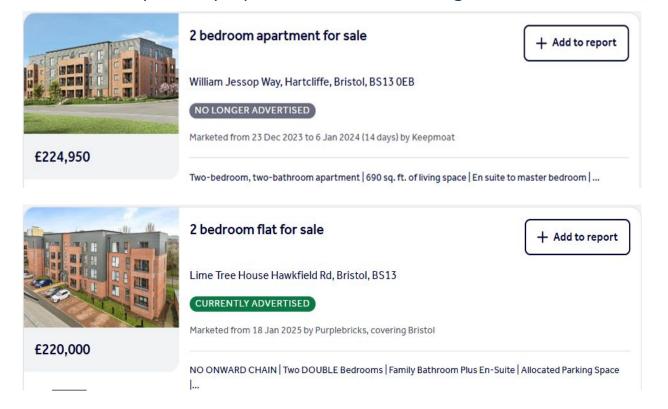
Net Return

5.02%

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 £224,950.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property**Management.



2 bedroom flat

+ Add to report

Mountain Ash House, Bristol, BS13

NO LONGER ADVERTISED

Marketed from 2 Oct 2024 to 7 Oct 2024 (4 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2226426

£1,500 pcm

£1,550 pcm

2 bedroom apartment

+ Add to report

William Jessop Way, Hartcliffe, Bristol

NO LONGER ADVERTISED

Marketed from 15 Oct 2024 to 23 Oct 2024 (7 days) by Connells Lettings, Southville

New build | Modern and spacious | Fantastic location | Allocated parking space (electric charg...

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**

Boulevard View, Whitchurch Lane, Bristol, BS14 OTL

PROPERTY ID: 211655060

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.

