

LET PROPERTY PACK

INVESTMENT INFORMATION

Sunbridge Road, Bradford,
BD1

227348084

 www.letproperty.co.uk





Property Description

Our latest listing is in Sunbridge Road, Bradford, BD1

Get instant cash flow of **£350** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **14.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Sunbridge Road,
Bradford, BD1

227348084



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £150.00 PM

Ground Rent: £50.00 PM

Lease Length: 236 years

Current Rent: £350

Market Rent: £500

Communal Kitchen



Bedroom



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 40,250.

ASSUMED PURCHASE PRICE

£ 40,250

SDLT Charge £2,013

Legal Fees £1,000

Total Investment £43,263

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£350	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£50.00	
Letting Fees	£35.00	£50.00
Total Monthly Costs	£250.00	£265.00
Monthly Net Income	£100.00	£235.00
Annual Net Income	£1,200.00	£2,820.00
Net Return	2.77%	6.52%

Return **Stress Test** Analysis Report



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

Annual Net Income	£1,820
Adjusted To	
Net Return	4.21%

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 £55,000.



£55,000

1 bedroom apartment for sale

+ Add to report

The Corner House, 129 Godwin Street, Bradford, West Yorkshire, BD1

NO LONGER ADVERTISED

Marketed from 7 Jun 2023 to 16 Jun 2023 (8 days) by Biscayne Properties, Bradford



£50,000

1 bedroom apartment for sale

+ Add to report

Woolston Warehouse, Grattan Road, Bradford, West Yorkshire

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Feb 2026 by The Lettings Club Limited, Bradford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £530 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom apartment

[+ Add to report](#)

Rawson Quarter, James Street, Bradford, BD1

CURRENTLY ADVERTISED

Marketed from 3 Sep 2026 by Squarefoot Apartments, Bradford

£530 pcm



1 bedroom apartment

[+ Add to report](#)

Colonial Buildings, 135-139 Sunbridge Road, Bradford, West Yorkshire, BD1

NO LONGER ADVERTISED

Marketed from 5 Jul 2023 to 17 Jul 2023 (12 days) by Whitegates, Bradford

£525 pcm

Current Tenant Profile



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.



Sunbridge Road, Bradford, BD1

PROPERTY ID: 227348084

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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