LET PROPERTY PACK

INVESTMENT INFORMATION

25 James Street, Bradford,
BD1

230565239

www.letproperty.co.uk



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Property Description

Our latest listing is in 25 James Street, Bradford, BD1

Get instant cash flow of **£750** per calendar month with a **14.4%** Gross Yield for investors.

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...



25 James Street, Bradford, BD1

230565239

Property Key Features

- 1 Bedroom
- 1 Bathroom
- Spacious Rooms
- Easy Access to Local Amenities
- Factor Fees: £241.66 PM
- Ground Rent: £20.83 PM
- Lease Length: 80 years
- Current Rent: £750

Lounge







Kitchen





Bedrooms





Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 62,500

SDLT Charge	**£3,125**
Legal Fees	**£1,000**
Total Investment	**£66,625**

Outlay figures based on assumed cash purchase of 62,500.

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 £750 per calendar month

Returns Based on Rental Income	**£750**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£241.66**
Ground Rent	**£20.83**
Letting Fees	**£75.00**
Total Monthly Costs	**£352.49**
Monthly Net Income	**£397.51**
Annual Net Income	**£4,770.12**
Net Return	**7.16%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£3,270**
Net Return	**4.91%**

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 £77,000.



£77,000

1 bedroom apartment for sale

+ Add to report

Plot 5 Tetley Court, Bradford

NO LONGER ADVERTISED

Marketed from 9 Feb 2024 to 24 Jul 2024 (165 days) by CityRise, Leeds



£74,000

1 bedroom flat for sale

+ Add to report

Netherwood Chambers, BD1 4PB

NO LONGER ADVERTISED

Marketed from 7 Mar 2025 to 15 Sep 2025 (191 days) by Bradford 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**.



£750 pcm

1 bedroom apartment

+ Add to report

2 Manor Row, City Centre, Bradford, BD1

NO LONGER ADVERTISED

Marketed from 8 Nov 2023 to 21 Dec 2023 (42 days) by Biscayne Properties, Bradford



£750 pcm

1 bedroom flat

+ Add to report

Stone Street, , Bradford, City Centre

NO LONGER ADVERTISED LET AGREED

Marketed from 18 Mar 2025 to 26 May 2025 (68 days) by Smart Moves, Bradford

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.



www.letproperty.co.uk

25 James Street, Bradford, BD1

PROPERTY ID: 230565239

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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