

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sunbridge Road, Bradford,  
BD1 2PH

226589891

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Sunbridge Road, Bradford, BD1 2PH

Get instant cash flow of **£325** per calendar month with a **18.6%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **28.6%** 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...**



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## Property Key Features

**Studio Flat**

**1 bathrooms**

**Open Plan Lay-Out**

**Well Designed Studio**

**Factor Fees: £150 PM**

**Ground Rent: £50 PM**

**Lease Length: 239 years**

**Current Rent: £325 PM**

**Market Rent: £500 PM**

# Living Space



# Bathroom



# Exterior





Figures based on assumed purchase price of £17,000.00 and borrowing of £12,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 17,000.00

25% Deposit	£4,250.00
SDLT Charge	£0
Legal Fees	£1,000.00
Total Investment	£5,250.00

# Projected Investment Return



The monthly rent of this property is currently set at £325.00 per calendar month but the potential market rent is

£ 500



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



Returns Based on Rental Income	£325.00	£500.00
Mortgage Payments on £12,750.00 @ 5%	£53.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£50.00	
Letting Fees	£32.50	£50.00
<b>Total Monthly Costs</b>	<b>£300.63</b>	<b>£318.13</b>
<b>Monthly Net Income</b>	<b>£24.38</b>	<b>£181.88</b>
<b>Annual Net Income</b>	<b>£292.50</b>	<b>£2,182.50</b>
<b>Net Return</b>	<b>5.57%</b>	<b>41.57%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,182.50**  
Adjusted To

Net Return                      **22.52%**

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

Annual Net Income      **£2,527.50**  
Adjusted To

Net Return                      **48.14%**

# 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 £20,000.



£20,000

## Studio flat for sale

Quebec Street, Bradford, BD1

CURRENTLY ADVERTISED

Marketed from 15 Nov 2025 by GET AN OFFER, Worthing

+ Add to report



£20,000

## Studio flat for sale

James Street, Bradford, West Yorkshire, BD1 3QG

CURRENTLY ADVERTISED

Marketed from 2 Aug 2024 by Pattinson Estate Agents, Auction

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £400 based on the analysis carried out by our letting team at **Let Property Management**.



£400 pcm

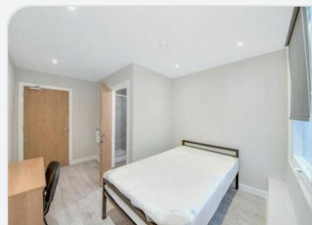
## Studio flat

+ Add to report

Colonnade House, 201 Sunbridge Road, Bradford, Yorkshire, BD1

CURRENTLY ADVERTISED

Marketed from 5 May 2026 by Manzil Property Management, Bradford



£395 pcm

## Flat share

+ Add to report

Colonnade House, Sunbridge Road, Bradford, West Yorkshire, BD1






NO LONGER ADVERTISED

Marketed from 13 Jun 2024 to 19 Jul 2024 (35 days) by Biscayne Properties, 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.



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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.



**LETPROPERTY**