

LET PROPERTY PACK

INVESTMENT INFORMATION

Lister Mills, BD9

225763557

 www.letproperty.co.uk





Property Description

Our latest listing is in Lister Mills, BD9

Get instant cash flow of **£450** per calendar month with a **10.6%** Gross Yield for investors.

This property has a potential to rent for **£574** which would provide the investor a Gross Yield of **13.5%** 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...



Lister Mills, BD9

225763557



Property Key Features

Studio Flat

1 Bathroom

Spacious Living Spaces

Close proximity to valuable amenities

Factor Fees: £125.00 PM

Ground Rent: £16.66 PM

Lease Length: 127 Years

Current Rent: £450

Market Rent: £574

Lounge



Kitchen



Bedrooms



Exterior





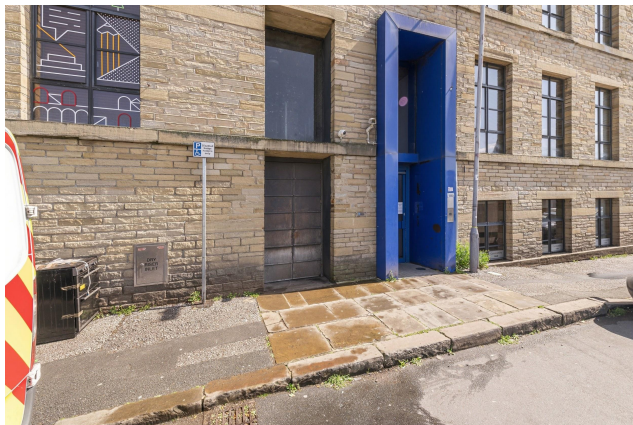
Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 51,000

SDLT Charge	£2,550
Legal Fees	£1,000
Total Investment	£54,550

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 574

Returns Based on Rental Income	£450	£574
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£16.66	
Letting Fees	£45.00	£57.40
Total Monthly Costs	£201.66	£214.06
Monthly Net Income	£248.34	£359.94
Annual Net Income	£2,980.08	£4,319.28
Net Return	5.46%	7.92%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,171**
Adjusted To

Net Return **5.81%**



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 £82,500.



£82,500

Studio flat for sale

+ Add to report

West Point, Wellington Street

CURRENTLY ADVERTISED

Marketed from 7 Jul 2025 by Parklane, Leeds



£80,000

Studio apartment for sale

+ Add to report

One Brewery Wharf, Waterloo Street

CURRENTLY ADVERTISED

Marketed from 9 Jan 2026 by Martin & Co, Leeds City

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £680 based on the analysis carried out by our letting team at **Let Property Management**.



£680 pcm

Studio flat

+ Add to report

Legrams Mill Residence, Bradford, BD7

NO LONGER ADVERTISED

Marketed from 5 Mar 2026 to 6 Mar 2026 (1 days) by OpenRent, London



£675 pcm

Studio apartment

+ Add to report

1 Balme Street, City Centre, Bradford, BD1

NO LONGER ADVERTISED

Marketed from 31 Jan 2026 to 20 Apr 2026 (79 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.



Lister Mills, BD9

PROPERTY ID: 12345678



www.letproperty.co.uk

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