

LET PROPERTY PACK

INVESTMENT INFORMATION

Brackendale, Bradford,
BD10

216344552

 www.letproperty.co.uk





Property Description

Our latest listing is in Brackendale, Bradford, BD10

Get instant cash flow of **£695** per calendar month with a **9.7%** Gross Yield for investors.

This property has a potential to rent for **£772** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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BD10

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £80.00 PM

Ground Rent: £25.00 PM

Lease Length: 105 years

Current Rent: £695

Market Rent: £772

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

Projected Investment Return



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The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 772

Returns Based on Rental Income	£695	£772
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Ground Rent	£25.00	
Letting Fees	£69.50	£77.20
Total Monthly Costs	£458.25	£465.95
Monthly Net Income	£236.75	£306.05
Annual Net Income	£2,841.00	£3,672.60
Net Return	10.60%	13.70%

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 **£2,128.60**
Adjusted To

Net Return **7.94%**

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

Annual Net Income **£2,682.60**
Adjusted To

Net Return **10.01%**

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 £109,950.



2 bedroom apartment for sale

[+ Add to report](#)

Brackendale, Bradford

NO LONGER ADVERTISED

Marketed from 12 Dec 2023 to 4 Apr 2024 (114 days) by Hunters, Yeadon, Guiseley and Surrounding

£109,950



2 bedroom apartment for sale

[+ Add to report](#)

Brackendale Court, Thackley

NO LONGER ADVERTISED

Marketed from 9 Aug 2022 to 19 Oct 2022 (70 days) by Righthaus Properties, Bradford

£89,995

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

[+ Add to report](#)

Leeds Road, Bradford, West Yorkshire, BD10

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jun 2023 to 28 Sep 2023 (100 days) by Virtue Estate Agents, Leeds

£800 pcm



2 bedroom flat

[+ Add to report](#)

Baildon, Bradford, BD17

NO LONGER ADVERTISED

Marketed from 16 Nov 2024 to 16 Nov 2024 by OpenRent, London

£750 pcm

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.



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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.



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