

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Gatehaus, Bradford,  
BD1

226831097

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





## Property Description

Our latest listing is in The Gatehaus, Bradford, BD1

Get instant cash flow of **£900** per calendar month with a **12.5%** 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...**



The Gatehaus, Bradford,  
BD1

226831097



## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £320.75**

**Ground Rent: £0.00**

**Lease Length: 980 years**

**Current Rent: £900**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £86,250.

## ASSUMED PURCHASE PRICE

£ 86,250

SDLT Charge	<b>£4,313</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£91,563</b>

# Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month



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



<b>Returns Based on Rental Income</b>	<b>£900</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£320.75</b>
Ground Rent	<b>£0.00</b>
Letting Fees	<b>£90.00</b>
<b>Total Monthly Costs</b>	<b>£425.75</b>
<b>Monthly Net Income</b>	<b>£474.25</b>
<b>Annual Net Income</b>	<b>£5,691.00</b>
<b>Net Return</b>	<b>6.22%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income	<b>£3,891</b>
Adjusted To	
Net Return	<b>4.25%</b>

# 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 £90,000.



£90,000

## 2 bedroom flat for sale

+ Add to report

Scoresby Street, Bradford, BD1

NO LONGER ADVERTISED

Marketed from 13 Oct 2019 to 24 Feb 2020 (134 days) by Strike, Yorkshire



£87,500

## 2 bedroom flat for sale

+ Add to report

Queen Victoria Chambers, Peckover Street, Bradford, West Yorkshire, BD1

NO LONGER ADVERTISED

Marketed from 3 Sep 2019 to 3 Sep 2021 (730 days) by Aspen Woolf Ltd, Leeds

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom flat

The Gatehaus, Bradford, BD1

NO LONGER ADVERTISED

Marketed from 19 Apr 2024 to 22 Apr 2024 (3 days) by OpenRent, London

£1,000 pcm

+ Add to report



## 2 bedroom flat

Leeds Road, Bradford, West Yorkshire, BD1

NO LONGER ADVERTISED

Marketed from 21 Jul 2025 to 18 Sep 2025 (58 days) by Home World Management, West London

£950 pcm

+ Add to report

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

The Gatehaus, Bradford, BD1

PROPERTY ID: 226831097

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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