

# LET PROPERTY PACK

## INVESTMENT INFORMATION

James Street, Bradford,  
BD1

227141555

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





## Property Description

Our latest listing is in James Street, Bradford, BD1

This property has a potential to rent for **£863** which would provide the investor a Gross Yield of **18.8%** 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...**



James Street, Bradford,  
BD1

227141555



## Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £208.33 PM

Ground Rent: £0.00

Lease Length: 80 years

Market Rent: £863

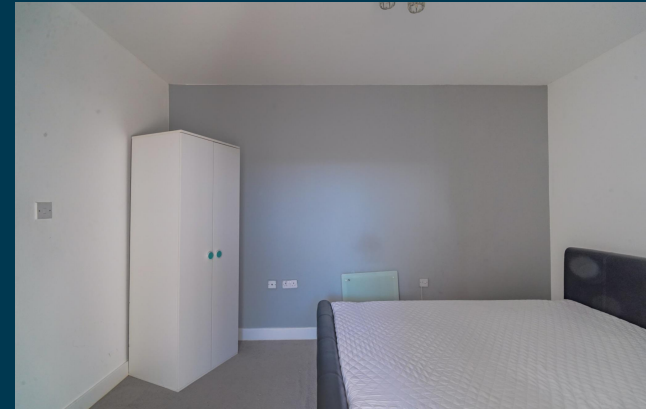
# Lounge



# Kitchen



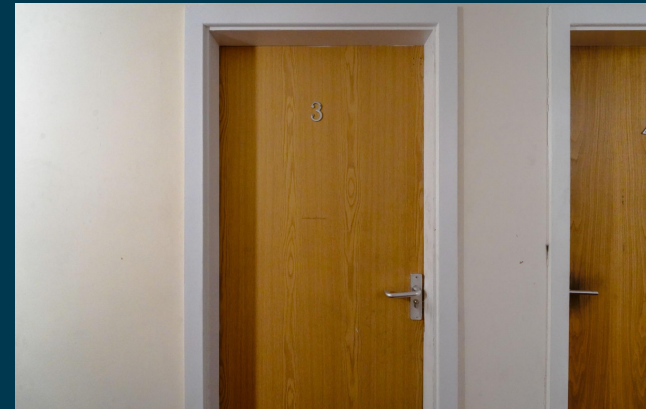
# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of £55,200.

## ASSUMED PURCHASE PRICE

£ 55,200

SDLT Charge	£2,760
Legal Fees	£1,000
Total Investment	£58,960

# Projected Investment Return



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



Returns Based on Rental Income	£863
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£208.33
Ground Rent	£0.00
Letting Fees	£86.30
<b>Total Monthly Costs</b>	<b>£309.63</b>
<b>Monthly Net Income</b>	<b>£553.37</b>
<b>Annual Net Income</b>	<b>£6,640.44</b>
<b>Net Return</b>	<b>11.26%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income	<b>£4,914</b>
Adjusted To	
Net Return	<b>8.34%</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 £60,000.



**£60,000**

## 1 bedroom apartment for sale

+ Add to report

Rawson Buildings, 4 Rawson Road, Bradford, West Yorkshire, BD1

NO LONGER ADVERTISED

Marketed from 16 May 2024 to 26 Feb 2025 (285 days) by Whitegates, Bradford



**£57,000**

## 1 bedroom apartment for sale

+ Add to report

Thornton Road, Bradford

NO LONGER ADVERTISED

Marketed from 17 Oct 2023 to 17 Oct 2023 by CityRise, Leeds

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



**£895 pcm**

## 1 bedroom apartment

[+ Add to report](#)

Highpoint, luxurious living, Bradford BD1

NO LONGER ADVERTISED

Marketed from 27 Sep 2024 to 22 Jan 2025 (117 days) by Squarefoot Apartments, Bradford



**£875 pcm**

## 1 bedroom apartment

[+ Add to report](#)

Highpoint, Luxury Apartments, 1 bed, City Centre






NO LONGER ADVERTISED

Marketed from 29 Feb 2024 to 3 Mar 2024 (2 days) by Squarefoot Apartments, 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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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James Street, Bradford, BD1

PROPERTY ID: 227141555

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**