

LET PROPERTY PACK

INVESTMENT INFORMATION

BridgeWater Pl, Leeds, LS11

201279188

 www.letproperty.co.uk





Property Description

Our latest listing is in BridgeWater Pl, Leeds, LS11

Get instant cash flow of **£1,250** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,800** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio

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



BridgeWater Pl, Leeds,
LS11

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Property Key Features

2

Factor Fees: £250.00

2

Ground Rent: £33.33

Spacious Rooms

Lease Length:

Well Maintained Property

Current Rent: £1,250

Market Rent: £1,800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 220,000.00

25% Deposit	£55,000.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£62,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,250 per calendar month but the potential market rent is

£ 1,800

Returns Based on Rental Income	£1,250	£1,800
Mortgage Payments on £165,000.00 @ 5%	£687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£33.33	
Letting Fees	£125.00	£180.00
Total Monthly Costs	£1,110.83	£1,165.83
Monthly Net Income	£139.17	£634.17
Annual Net Income	£1,670.04	£7,610.04
Net Return	2.67%	12.16%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 **£4,010.04**
Adjusted To

Net Return **6.41%**

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

Annual Net Income **£4,710.00**
Adjusted To

Net Return **7.52%**

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 £299,950.



£299,950



2 bedroom apartment for sale

Bridgewater Place, Water Lane, Leeds, LS11

+ Add to report

NO LONGER ADVERTISED

IMPRESSIVE HIGH-FLOOR VIEWS OVER CITY CENTER! 19th Floor 2-Bed Apartment WITH PARKING in the Brid...

SOLD PRICE HISTORY	
27 Sep 2013	£175,000
21 Jan 2013	£167,500
26 Jun 2008	£220,020

Marketed from 18 Nov 2022 to 19 Dec 2022 (30 days) by NEXIS Property, Manchester



£260,000



2 bedroom apartment for sale

BRIDGEWATER PLACE, WATER LANE, LEEDS, WEST YORKSHIRE, LS11 5QT

+ Add to report

NO LONGER ADVERTISED

Two double bedrooms | Two en-suites | Allocated parking space | Lofty 14th floor position | Curre...

SOLD PRICE HISTORY	
23 Jul 2007	£277,500

Marketed from 23 Jun 2021 to 12 Nov 2021 (141 days) by Linley & Simpson, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,950 pcm

2 bedroom apartment

Bridgewater Place Water Lane Leeds LS11

+ Add to report

NO LONGER ADVERTISED

Immaculate Decorate Order | Two bedrooms | Two bathrooms | 17th floor | Inclusive of one parking ...

SOLD PRICE HISTORY

11 Dec 2019	£285,000
21 Sep 2007	£279,500

Marketed from 19 Feb 2024 to 7 Mar 2024 (16 days) by Kingsdene Ltd, Leeds



£1,600 pcm

2 bedroom flat

Bridgewater Place, Water Lane, Leeds, LS11 5QT

+ Add to report

NO LONGER ADVERTISED

SOUGHT AFTER DEVELOPMENT | 18TH FLOOR | GREAT CITY VIEWS | FURNISHED TO A HIGH STANDARD | LARGE O...

SOLD PRICE HISTORY

30 Mar 2022	£232,500
23 Dec 2009	£197,000

Marketed from 26 Feb 2021 to 8 Sep 2021 (193 days) by Hunters, Leeds

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: **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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