

LET PROPERTY PACK

INVESTMENT INFORMATION

Cambridge Street
Bradford, BD7 3BX

208739687

 www.letproperty.co.uk





Property Description

Our latest listing is in Cambridge Street Bradford, BD7 3BX

Get instant cash flow of **£750** per calendar month with a **8.7%** 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...



Cambridge Street
Bradford, BD7 3BX

208739687



Property Key Features

2 bedroom

1 bathroom

Three Piece Bathroom

Easy access to local amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£3,120
Legal Fees	£1,000.00
Total Investment	£30,120.00

Projected Investment Return



The monthly rent of this property is currently set at £750

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.



Returns Based on Rental Income	£750
Mortgage Payments on £78,000.00 @ 5%	£325.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£75.00
Total Monthly Costs	£415.00
Monthly Net Income	£335.00
Annual Net Income	£4,020.00
Net Return	13.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,520.00**
Adjusted To

Net Return **8.37%**

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

Annual Net Income **£2,460.00**
Adjusted To

Net Return **8.17%**

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 £75,000.



£75,000

 Floorplan

2 bedroom semi-detached house for sale

Cambridge Street, Bradford, BD7

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Offering 2 Good Size Bedrooms | Fenced Front Garden | Modern Fixtures & Fittings | Attractive Int...

SOLD PRICE HISTORY

13 Apr 2023	£70,000
4 Dec 2020	£45,000
11 Mar 2019	£42,500



£65,000

2 bedroom terraced house for sale

Cambridge Street, Bradford, West Yorkshire, BD7

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Well presented through terrace property situated in this popular and convenient location off Grea...

SOLD PRICE HISTORY

22 Sep 2022	£70,000
-------------	---------

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom semi-detached house

Northbeck Grange, Bradford, BD7

NO LONGER ADVERTISED LET AGREED

Semi-detached home | Front and rear gardens | Downstairs WC | Contemporary kitchen with a stylish...

Marketed from 5 Jul 2024 to 1 Aug 2024 (27 days) by Ascend, Leeds

+ Add to report



£825 pcm

2 bedroom house

St. Enochs Road, Wibsey, Bradford, BD6

NO LONGER ADVERTISED

Wibsey, BD6 | House | Unfurnished | 2 Bedroom | 1 Reception(s) | 1 Bathroom(s) | Council Tax Band...

Marketed from 15 Aug 2023 to 22 Sep 2023 (38 days) by Squarefoot Apartments, Bradford

+ Add to report

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**

 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

Cambridge Street Bradford, BD7 3BX

208739687

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